

Conditions of Approval b) The proposed water quality facilities shall be identified and designed in the grading plan which demonstrates that the detention/water quality basin and related infrastructure meet the standards in the NPDES Phase II program SWMP and BMPs to be submitted to the City for review and approval All water quality facilities identified in the grading plan shall be constructed with the installation of the infrastructure The grading plan shall also include the methods for funding the long term maintenance of the proposed water quality facilities c) The project applicant shall submit a site specific stormwater management plan that meets or exceeds the standards included in the city's Phase 2 NPDES program and SWMP showing the on site locations and effectiveness of the BMP facilities proposed for long term water quality impact reduction prior to project approval The plan shall include methods for financing the long term maintenance of the proposed site specific facilities d) The City shall formally adopt and implement a funding mechanism for the project specifically to fund the long term maintenance of the proposed water quality facilities e) All BMPs for water quality protection source control and treatment control shall be developed in accordance with the California Stormwater Quality Association Stormwater Best Management Practice Handbook for Construction and New Development/ Redevelopment (or other similar source approved by the CVRWQCB County and City) for the project The BMPs shall be designed to mitigate (minimize infiltrate filter or treat) stormwater runoff Flow or volume based post construction BMPs shall be designed at a minimum in accordance with the PCFCWCD and City standards and shall be included for long term maintenance of BMPs All BMPs shall reflect the Best Available Technologies (BAT) available and economically achievable at the time of implementation and shall reflect site specific limitations The City shall make the final determinations as to the appropriateness of the BMPs proposed for the proposed project and the City shall ensure future implementation operation and maintenance of the BMPs The City shall inspect the site following construction to make sure all the BMPs have been installed f) Stormwater runoff from the proposed project's impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (i.e. sediment oil/grease etc.) as approved by the City The project applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from the proposed project and shall provide for the establishment of vegetation where specified by means of proper irrigation for effective performance of BMPs Maintenance of these facilities shall be provided by the City Prior to Final Map approval easements shall be created and offered for dedication to the City for maintenance and access to these facilities in anticipation of possible City maintenance

- **Significant Effect** The Project could result in sediment and other construction related pollutants entering local drainages

Finding The Draft EIR concluded that construction of the Project would involve earth disturbing and building activities that could result in the discharge of sediment or other pollutants to Markham Ravine and the timing of construction BMPs could result in significant impacts that would be

mitigated to a less than significant impact with implementation of mitigation measures

Mitigation Measure Implement Measure 4 3 6 a) Any development within the project site with ground disturbance exceeding one acre that is subject to the State NPDES General Construction Permit shall obtain the permit from the CVRWQCB and shall provide to the City evidence of a State issued NPDES General Construction Permit number or filing of a Notice of Intent and fees prior to start of construction b) During the Subsequent Conformity Review process and prior to Improvement Plan approval new development shall submit to the City for review and approval an erosion control plan consistent with the City's Grading Ordinance The erosion control plan shall indicate that proper control of siltation sedimentation and other pollutants will be implemented per NPDES General Construction Permit requirements and City ordinance standards The plan shall propose BMPs to reduce erosion and water quality degradation during construction to the maximum extent practicable

Noise The Draft EIR identifies the following as significant or potentially significant environmental effects associated with noise (DEIR Section 4 4 pp 4 4 11 through 4 4 13)

- **Significant Effect** The Project would result in construction activities that would temporarily increase ambient noise levels

Finding The Draft EIR concluded that noise would be produced by the operation of heavy duty equipment and various other construction activities and while maximum noise levels would likely only occur for short periods construction noise generally would result in higher ambient noise levels at Carlin C Coppin Elementary School during construction Implementation of Mitigation Measure 4 4 1 would reduce construction noise and limit construction activity to non school hours whenever possible however there may be scenarios such as road construction that are time sensitive and would have to occur during school hours and subject students to noticeable distracting noise Although construction noise would be temporary it is considered a significant and unavoidable impact Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the significant environmental effect as identified in the final EIR (Mitigation Measure 4 4 1 DEIR p 4 4 12) As set forth in the Statement of Overriding Considerations below the City Council concludes that the benefits of the Project outweigh this unavoidable adverse environmental effect Such benefits include but are not limited to implementation of the policies of the Lincoln General Plan and its Housing Element the creation of new and more diversified housing opportunities preservation of open space provision for the perpetual protection of significant aquatic resources and alleviation of traffic congestion around Carlin C Coppin Elementary School

Mitigation Measure Implement Mitigation Measure 4 4 1 During construction the project developer shall implement the following mitigation

measures to reduce construction impacts on uses at the Carlin C Coppin Elementary School and the adjacent residences a) Construction activities shall be limited to the hours between 7 a.m. and 5 p.m. Monday through Friday (unless extended by a special permit) b) Maximize the physical separation between noise generators and noise receptors by locating stationary equipment, equipment warm up areas, water tanks, and equipment storage as far away from existing residences and the elementary school as possible to minimize noise impacts at sensitive noise receptors c) All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer installed mufflers d) When feasible work within 200 feet of the classrooms at Carlin C Coppin Elementary School shall occur outside of normal school operating hours

- **Significant Effect** Construction activities associated with the Project would temporarily increase levels of groundborne vibration

Finding The Draft EIR concluded that construction equipment would have to operate within 50 feet of existing receptors to exceed the 80 VdB threshold for vibration and limited portions of the proposed developed site would be within 50 feet of these sources. Mitigation Measure 4.4.1 would reduce construction vibration and limit construction activity to non school hours whenever possible; however, there may be scenarios, such as road construction, that are time sensitive and would have to occur during school hours and subject students to construction vibration. Although construction vibration would be temporary, it is considered a significant and unavoidable impact. Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the final EIR. (Mitigation Measure 4.4.1, DEIR p. 4.4.12). As set forth in the Statement of Overriding Considerations below, the City Council concludes that the benefits of the Project outweigh this unavoidable adverse environmental effect. Such benefits include, but are not limited to, implementation of the policies of the Lincoln General Plan and its Housing Element, the creation of new and more diversified housing opportunities, preservation of open space, provision for the perpetual protection of significant aquatic resources, and alleviation of traffic congestion around Carlin C Coppin Elementary School.

Mitigation Measure Implement Mitigation Measure 4.4.1 noted above

Public Services The Draft EIR identifies the following as significant effects associated with public services (DEIR Chapter 1, pp. 1.8 through 1.12):

- **Significant Effect** The Project would increase demand for fire protection services

Findings The Draft EIR concluded that the City's 2006 Public Facility Element (PFE) Master Improvement List requires 1.26 firefighters per 1,000 residents and 1,042 square feet of fire station facilities per firefighter; the City currently exceeds its service standard and the Project would exacerbate this situation. This is considered a significant impact. The Project would result in

the need for approximately 1.0 firefighter and 1,042 square feet of fire station facilities. This impact would be considered less than significant with the implementation of the identified mitigation measure.

Mitigation Measures Implement Mitigation Measure PS 1. The project applicant shall pay all applicable capital facilities fees consistent with the City's PFE funding requirements for 1.26 firefighters per 1,000 residents and 1,042 square feet of fire station facilities per firefighter to provide for appropriate fire station facilities or the fees in effect at the time of permit issuance.

- **Significant Effect** The Project would increase demand for police services.

Findings The Draft EIR concluded that the Project would result in the need for approximately 1.54 officers, 0.33 non-sworn staff, and approximately 888 square feet of police facilities. The City of Lincoln does not currently meet its adopted service standard, so the addition of the Project would exacerbate this situation. In order to offset the demand of the proposed project, new staff and additional or expanded facilities would be required. This is considered a significant impact. With implementation of mitigation, this impact would be reduced to a less than significant level.

Mitigation Measure Implement Mitigation Measure PS 2. The project applicant shall pay all applicable capital facilities fees toward the provision of police facility space and sworn and non-sworn staff consistent with the City's PFE for 1.87 officers and 0.4 non-sworn staff per 1,000 residents and 475 square feet per police department staff or the fees in effect at the time of permit issuance.

Significant Effect The Project would increase demand for schools.

Findings The Draft EIR concluded that the Project would generate a total of 158 students: the single family homes would generate approximately 78 K through 5th students, 38 6th through 8th grade students, and 42 9th through 12th grade students; the multi-family homes would generate approximately 14 K through 5th grade students, 7 6th through 8th grade students, and 8 9th through 12th grade students. This is considered a significant impact. With implementation of mitigation, this impact would be reduced to a less than significant level.

Mitigation Measure Implement Mitigation Measure PS 3. The project applicant shall pay WPUUSD school fees in effect at time of building permit issuance.

Significant Effect The Project would increase demand for parks and recreation facilities.

Findings The Draft EIR concluded that the Project would generate a population of approximately 823, which would generate demand for approximately 4.0 acres of active parkland and 0.5 miles of trail.

Pocket parks are not considered to be active parks and therefore do not count toward meeting on site park requirements. This is considered a significant impact. With implementation of mitigation, this impact would be reduced to a less than significant level.

Mitigation Measure Implement Mitigation Measure PS 4. The project applicant shall provide acceptable park land and/or pay an in lieu fee to the City and provide fair share funds through participation in the City's PFE for use toward recreational facilities in proportion to the project's development or the fees in effect at the time of permit issuance.

Significant Effect The Project would increase demand for library facilities.

Findings The Draft EIR concluded that based on the 2006 PFE Master Improvement List level of service standard for libraries, the Project would generate demand for 576 square feet of library space, 0.36 librarians, and 1,037 books. This is considered a significant impact. With implementation of mitigation, this impact would be reduced to a less than significant level.

Mitigation Measure Implement Mitigation Measure PS 5. The project applicant shall provide funds through participation in the City's PFE funding requirements for 0.44 librarians per 1,000 residents, 1.26 books per capita, and 0.7 square feet of library facilities per resident or the fees in effect at the time of permit issuance.

Transportation and Circulation The Draft EIR identified the following as significant or potentially significant environmental effects associated with transportation and circulation (DEIR Section 4.5.22 through 4.5.24, DEIR Chapter 1, p. 1.12):

Significant Effect The Project would increase traffic volumes at intersections within the City of Lincoln.

Findings The Draft EIR concluded that the Project would not cause any City intersection that operates at LOS C or better to operate at LOS D or worse or cause any State highway intersection that operates at LOS E or better to operate at LOS F or worse under existing plus project conditions. However, the project would exacerbate conditions at the intersection of East Avenue and 7th Street, which is an intersection that is already operating at an unacceptable level. The Project would have a significant impact. Implementation of the identified mitigation measure would reduce this impact to less than significant.

Mitigation Measure Implement Mitigation Measure 4.5.1. The project applicant shall pay a fair share of the cost to re-stripe the north and southbound approaches to the intersection of East Avenue and 7th Street. Currently, both the southbound and northbound approaches consist of a dedicated left turn lane and a shared through/right turn lane. The two southbound approach lanes shall be re-striped to be a shared through/left

and a shared through/right The northbound approach shall be reduced from two lanes to one and re striped as a shared left/through/right lane The timing of the fair share payment shall be prior to approval of a grading permit

Significant Effect The Project could conflict with policies regarding alternative transportation

Findings The Draft EIR concluded that the Project is being designed to accommodate NEV use bike lanes trail access and safe routes to school but would be required to comply with City transportation policies Implementation of the identified mitigation measure would reduce this impact to less than significant

Mitigation Measure Implement Mitigation Measure TRA 1 The project applicant shall comply with all applicable City transportation policies supporting alternative transportation

Public Utilities The DEIR identifies the following as significant effects associated with public utilities (DEIR Chapter 1 pp 1 12 through 1 13)

Significant Effect The Project would generate solid waste which would increase demand on the City s solid waste service

Findings The Draft EIR concluded that the Project s contribution of solid waste would not substantially shorten the life of the landfill and the addition of 651 lbs per day is within the existing capacity of the landfill but the Project would be required to pay applicable PFE fees toward the funding of additional solid waste service This impact would be considered less than significant with the implementation of the identified mitigation measure

Mitigation Measures Implement Mitigation Measure U 1 The project applicant shall pay all applicable fees consistent with the City s PFE funding requirements for solid waste improvements

Cumulative Effects

The Draft EIR identifies the following as cumulatively environmental effects associated with approval and implementation of the Meadowlands Subdivision Project

Air Quality

Significant Cumulative Effect Construction of the proposed project would generate emissions of ozone precursors that could combine with other precursor emissions and increase ozone levels in the Sacramento Ozone Nonattainment Area

Finding The Draft EIR concluded that western Placer County is currently in nonattainment of state and federal ozone standards and the Region is especially prone to ozone exceedances during the summer months During these high ozone periods the Project s construction emissions would add to

the total amount of ozone precursors available for ozone production. The Placer County Air Pollution Control District (PCAPCD) considers projects to be cumulatively significant if the project would exceed the ROG or NO_x threshold of 10 pounds per day. The Project's contribution to emissions of other criteria air pollutants, such as ROG and NO_x, would exceed 10 lbs per day, so it would be considered a considerable contribution. Mitigation identified for the Draft EIR would reduce the Project's contribution of ozone precursors, but not to a level below the threshold. This impact would remain significant and unavoidable. Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the final EIR (Mitigation Measure 4.1.1, Draft EIR pp. 4.1.14 through 4.1.16). As set forth in the Statement of Overriding Considerations below, the City Council concludes that the benefits of the Project outweigh this unavoidable adverse environmental effect. Such benefits include, but are not limited to, implementation of the policies of the Lincoln General Plan and its Housing Element, the creation of new and more diversified housing opportunities, preservation of open space, provision for the perpetual protection of significant aquatic resources, and alleviation of traffic congestion around Carlin C. Coppin Elementary School.

Mitigation Measure Implement Mitigation Measure 4.1.1 noted above.

Significant Cumulative Effect The Project's operational emissions of criteria air pollutants, in combination with other criteria air pollutants, could add to cumulative emissions in Placer County.

Finding The Draft EIR concluded that western Placer County is currently in nonattainment of state and federal ozone standards. The Project's contribution would exceed the PCAPCD thresholds, which would be considered a significant cumulative impact. Mitigation measures would reduce the Project's net contribution of ozone precursors by directly reducing emissions of ROG and NO_x. If the measures are unable to reduce project emissions below the threshold, the project applicant would be required to provide offsets for remaining project emissions. This impact would be considered less than significant with the implementation of the identified mitigation measure.

Mitigation Measure Implement Mitigation Measure 4.1.8. The project applicant shall implement the following mitigation measures prior to issuance of building permits: Only low emission, EPA certified fireplace shall be installed in residential units containing open hearth fireplaces. Prior to the issuance of occupancy permits, the applicant must provide written proof of compliance with this measure to the City and PCAPCD. Only Energy Star labeled (or equivalent) appliances shall be installed. The project applicant shall participate in the PCAPCD off-site mitigation program for post-mitigated emissions that exceed PCAPCD thresholds. Off-site mitigation strategies include retrofitting existing on-road heavy-duty vehicles/equipment with cleaner burning engines, retrofitting or purchasing new low emission agriculture pumps, transit vehicles, and CNG fueling infrastructure. To

participate in the off site mitigation program the applicant shall pay into the PCAPCD off site mitigation program included in Appendix D in the Draft EIR in consultation with PCAPCD

Climate Change The Draft EIR identifies the following as significant effects associated with climate change (DEIR Section 4.7 pp. 4.7.18 through 4.7.25)

Short term Significant Effect Operation of the Project would generate greenhouse gas emissions

Finding The Draft EIR concluded that the Project would generate greenhouse gases during operation principally from motor vehicle use electricity and natural gas consumption solid waste disposal and water treatment/distribution While there is no regulatory standard or threshold of significance for evaluating whether projected carbon dioxide methane or nitrous oxide emissions associated with the Project would directly or cumulatively result in a significant global climate change impact the Draft EIR conservatively concludes that the Project would potentially make a cumulatively considerable incremental contribution to global climate change Changes or alterations have been required in or incorporated into the Project which avoid or substantially lessen the significant environmental effect as identified in the final EIR (Mitigation Measure 4.7.1 Draft EIR pp. 4.7.24) As set forth in the Statement of Overriding Considerations below the City Council concludes that the benefits of the Project outweigh this unavoidable adverse environmental effect Such benefits include but are not limited to implementation of the policies of the Lincoln General Plan and its Housing Element the creation of new and more diversified housing opportunities preservation of open space provision for the perpetual protection of significant aquatic resources and alleviation of traffic congestion around Carlin C. Coppin Elementary School

Mitigation Measure Implement Mitigation Measure 4.7.1 a) At the time of application for design review the City shall require the project applicant to submit an Energy Conservation Plan The plan shall describe the techniques and programs to be employed in the development of the project to achieve energy conservation These programs shall include but shall not be limited to either Participation in the PG&E Energy Star Performance Method This method is available to builders of single family homes that are at least 15 percent more energy efficient than required by the 2005 Title 24 Energy Code and meet all US EPA specifications Participating builders become part of the California Energy Star New Homes Program and their homes earn the Energy Star label Incremental incentives can also be earned by adding energy efficient appliances and/or lighting to homes OR Participation in the New Solar Homes Partnership (NSHP) Performance Method This method is available to builders of single family homes that are at least 15 percent more efficient than required by the 2005 Title 24 Energy Code and meet all US EPA specifications A second tier of participation is available to single family homes that exceed Title 24 by 35 percent demonstrate a 40 percent reduction in cooling load and include solar generation as an option for

buyers. Both tiers require that all appliances provided by the builder must be Energy Star qualified. Builders may also qualify for additional solar incentives through the CEC's NSHP. b) The City and the project applicant shall work together to publish and distribute an Energy Resource Conservation Guide describing measures individuals can take to increase energy efficiency and conservation prior to the occupation of the first residential unit. The applicant shall be responsible for funding the preparation of the Guide. The City will be responsible for the distribution of the guide. The Energy Resource Conservation Guide shall be updated every 5 years and distributed at the public permit counter. c) The project applicant shall fund installation of street lights within the project area and all project street lights will be required to be Light Emitting Diode (LED). d) The applicant shall develop a tree planting packet for distribution in the project area to help future residents understand their options for planting trees that can absorb carbon dioxide consistent with General Plan policy HS 3.21. e) The City shall require that energy efficient lighting fixtures including fluorescent lights be used in residential structures within the project. f) The City shall ensure recommendations from energy planners and energy efficiency specialists in the building permit review process are incorporated to ensure building and site design takes into account solar orientation, energy efficient systems, building practices, and materials consistent with General Plan policies OSC 3.8 and OSC 3.14. g) Implement all mitigation measures identified in Section 4.1 Air Quality. h) Implement Mitigation Measure 4.3.5 (Urban Stormwater Pollutants) in Section 4.3 Hydrology and Water Quality. i) NEV Routes. A NEV route shall be included along East Avenue and through the subdivision. Since this is an infill development adjacent to downtown, NEVs/ZEVs would provide easy access to the downtown and to local schools. A hybrid electric vehicle can save up to 2,900 lbs of CO₂ per year.

ALTERNATIVES

The EIR evaluates and compares several alternatives to the Meadowlands Subdivision Project. This City Council finds that the EIR sets forth a reasonable range of alternatives to the Project sufficient to foster informed decision making and public participation. The City Council further finds that the EIR adequately discusses and evaluates the comparative merits of the alternatives. The City Council recognizes that adoption of the Project will cause significant adverse environmental effects which cannot be substantially lessened or avoided with the adoption of feasible mitigation measures. The City Council thus considers whether any of the Project alternatives outlined in the EIR could feasibly lessen or avoid those effects.

No Project Alternative The No Project Alternative would not develop any uses on the project site. The proposed developed portion of the site would remain vacant undeveloped land covered with seasonal grasses containing wetlands, vernal pools and drainage swales. Untreated stormwater would continue to flow directly into Markham Ravine. Stormwater would collect and stagnate in the 60 inch storm drain in the vicinity of the southwest corner of Carlin C. Coppin Elementary School. Visual access to the ravine would be blocked by fencing. Funding would not be provided to the Sutter Women's and Children's Hospital. Construction of 5 acres of high density housing identified by the City's Housing Element would not be achieved. The No

Project/No Development Alternative would not achieve any of the project objectives. The alternative would not provide funding for the Sutter Women's and Children's Hospital, develop a mix of housing types, or provide 15% affordable housing opportunities. Untreated stormwater would continue to flow directly into Markham Ravine. Stormwater would collect and stagnate in the 60 inch pipe in the vicinity of the southwest corner of Carlin C. Coppin Elementary School. Visual access to the ravine would be blocked by fencing. However, this alternative would preserve existing aquatic resources.

The Draft EIR concluded that the No Project/No Development Alternative would be the environmentally superior alternative because it would result in no development and have no physical effects compared to current conditions (DEIR Chapter 5, p. 6.11). However, the No Project/No Development Alternative would not meet any of the project objectives. In addition, CEQA Guidelines section 15126.6(e)(2) requires that if the No Project Alternative is the environmentally superior alternative, another environmentally superior alternative shall be identified.

On balance, the No Project Alternative would avoid significant environmental impacts identified for the Project, but as an independent reason for not implementing this alternative, the No Project Alternative fails to meet most of the basic Project objectives.

Reduced Development Alternative The Reduced Density Alternative would develop 57 single family and 85 high density residences on 29.37 acres (see Figure 6.1). Impacts on utilities would be minimal for both the proposed project and the reduced density alternative. Traffic under the Reduced Density Alternative would be reduced compared to the Project by a factor of 60%. While this alternative would develop fewer acres, it would preserve a low quality area surrounded by development. Open Space is not assumed to be dedicated to the city under the Reduced Density Alternative and Open Space conservation or perpetual management for the Markham Ravine Complex would not be established.

Industrial zoning would remain in effect for the land immediately west of the residences between the residences and the marsh and this area would have the potential for industrial development. This alternative would have the same impacts on endangered species as the proposed project. The alternative would not reroute the 60 inch storm drain or dewater the 60 inch storm drain that is currently present underneath the site. Similarly, a new 24 inch water line would not be extended to the western edge of the Project site. No detention for on- and off-site run-off would be provided and thus no water quality treatment would be provided for the surrounding area. This alternative would not extend the downtown grid pattern to the southern portion of the Project site. Because this alternative would result in fewer residences, this alternative would generate less traffic and traffic-related effects, such as pollutant emissions and noise. When the Gladding Parkway is extended, sound walls would be required along the Gladding Parkway instead of landscaping to buffer the back yards of the homes from the street. The parking lot for the Gladding McBean facility would not be provided. Finally, this alternative would not meet housing needs contained in the housing element.

The Draft EIR concluded that, under the Reduced Density Alternative, Impacts 4.1.7 and 4.1.8 would still likely remain significant and unavoidable, even with the implementation of Mitigation Measures 4.1.1 and 4.1.8 (DEIR Chapter 5, p. 6.8). It is unlikely that NO

and other criteria air pollutant emissions could be reduced below the PCAPCD threshold under this alternative. Under this alternative, Impact 4.4.1 and 4.4.2 would remain significant and unavoidable because construction related noise and vibration impacts would still affect the adjacent school. Although the acreage developed would be less than under the Project, the same type of construction equipment would be used to develop the site under the Reduced Density Alternative as under the Project. However, construction duration would likely be shorter under this alternative.

The Reduced Density Alternative would meet the project objective of providing a variety of housing types, including affordable housing. The Reduced Density Alternative, however, would not meet a majority of the project's objectives, such as preserving of open space, meeting the housing element, creating a walkable community by continuing the old city grid system, providing a parking area for Gladding McBean employees, extending access to the north side of the Gladding McBean plant via the Gladding Parkway, and would not provide sufficient economic return for the charitable funding of the hospital. Finally, this alternative may not be an economically viable alternative depending on the amount of development that would actually occur.

After the No Project Alternative, the Reduced Density Alternative would be the environmentally superior alternative because the Reduced Density Alternative would have reduced impacts on air quality, biological resources, and noise relative to the Project.

School Dedication Alternative The School Dedication Alternative assumes that 2.3 acres of land would be dedicated to Carlin C. Coppin Elementary School for a parking lot expansion and recreation fields and the number of single family residences would be reduced from 209 to 19. This alternative would require rezoning a portion of the site from Single Family Residential (R-1) to Public (PUB). With the exception of the area immediately to the west of the school, which would be used for parking and play areas under this alternative, the School Dedication Alternative would be the same as the proposed project. The footprint (area of ground disturbance) of this alternative would be the same as the proposed project. The lot configuration would be the same and the detention basin would also be included.

The Draft EIR concluded that, under the School Dedication Alternative, Impacts 4.1.7 and 4.1.8 related to cumulative air emissions would still remain significant and unavoidable (DEIR Chapter 5, p. 6.11). Even with the implementation of Mitigation Measures 4.1.1 and 4.1.8, it is unlikely that this alternative's cumulative contribution to NO_x and other criteria air pollutant emissions could be reduced by approximately 40 to 75 percent as would be required to reduce the emissions below the PCAPCD threshold of 10 pounds per day. Under this alternative, Impacts 4.4.1 and 4.4.2 would remain significant and unavoidable because construction related noise and vibration impacts would still affect the adjacent school. Although the acreage developed with residential units would be less than under the Project, the same type of construction equipment would be used to develop the site under the Reduced Density Alternative as under the Project.

Overall, the School Dedication Alternative would have the same impacts as the Project on air quality, biological resources, and noise, but the severity of the impacts would be only slightly less because fewer residential units would be developed.

STATEMENT OF OVERRIDING CONSIDERATIONS

The City Council finds and determines that the significant and potentially significant impacts of the Project will be reduced to less than significant levels by the mitigation measures described in these Findings except for the remaining significant adverse impacts also described in these Findings. In light of the overriding considerations set forth below the City Council further finds and determines that the benefits of the Project outweigh these remaining significant adverse impacts. These considerations warrant the approval of the Project notwithstanding such remaining significant impacts. Each of the overriding considerations set forth below constitutes a separate and independent ground for finding that the benefits of the Project outweigh the significant adverse environmental impacts and is an overriding consideration warranting approval.

- 1 The Project will help the City provide a range of housing options by providing both low and high density housing units available to a range of income levels and which can meet the needs of a variety of different household sizes consistent with the City's Housing Element.
- 2 The Project will provide residential neighborhoods that encourage pedestrian and bicycle activity and access to transit service.
- 3 The Project will encourage preservation of open space and provide for the perpetual protection of significant aquatic resources.
- 4 The Project will alleviate traffic congestion around Carlin C. Coppin Elementary School.
- 5 The Project will alleviate stormdrain issues within the existing residential neighborhoods to the east and south of the Project.

5 0 MITIGATION MONITORING PLAN

INTRODUCTION

The California Environmental Quality Act (CEQA) requires review of any project that could have significant adverse effects on the environment. In 1988 CEQA was amended to require reporting on and monitoring of mitigation measures adopted as part of the environmental review process. This Mitigation Monitoring Plan (MMP) is designed to aid the City of Lincoln in its implementation and monitoring of measures adopted from the Meadowlands Subdivision Project Environmental Impact Report (EIR).

MITIGATION MEASURES

The mitigation measures are taken from the Meadowlands Subdivision Project EIR and are assigned the same number they had in the Draft EIR. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

MMP COMPONENTS

The components of each monitoring form are addressed briefly below.

Impact This column summarizes the impact stated in the Draft EIR.

Mitigation Measure The mitigation measures are taken verbatim from the Meadowlands Subdivision Project Draft EIR or as amended in the Final EIR.

Action For every mitigation measure, one or more actions are described. These are the center of the MMP, as they delineate the means by which EIR measures will be implemented, and in some instances, the criteria for determining whether a measure has been successfully implemented. Where mitigation measures are particularly detailed, the action may refer back to the measure.

Implementing Party This item identifies the entity that will undertake the required action.

Timing Each action must take place prior to the time at which a threshold could be exceeded. Implementation of the action must occur prior to or during some part of approval, project design, or construction, or on an ongoing basis. The timing for each measure is identified.

Monitoring Party The City of Lincoln is responsible for ensuring that mitigation measures are successfully implemented. Within the city, a number of departments and divisions would have responsibility for monitoring some aspect of the overall project.

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
4.1.1 Construction activities associated with the proposed project would generate emissions of PM ₁₀ and PM _{2.5}	4.1 Air Quality				
	<p>4.1.1 a) The project applicant shall prepare and submit a Construction Emission/Dust Control Plan to PCAPCD for review prior to issuance of a permit for mass grading. The applicant shall not break ground prior to PCAPCD review and City approval of the Construction Emission/Dust Control Plan. As part of the Plan, the following or equally effective measures shall be included:</p> <ol style="list-style-type: none"> 1) The project applicant/contractor shall submit to PCAPCD a comprehensive inventory (i.e., make model year emission rating) of all the heavy duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the PCAPCD prior to the new equipment being used. At least three business days prior to the use of subject heavy duty off-road equipment, the project representative shall provide PCAPCD with the anticipated construction timeline including start date and name and phone number of the property owner, project manager, and onsite foreperson. 2) Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. Additional information regarding Rule 202 can be found at www.placer.ca.gov/Departments/Air/Rules.aspx 	Prepare and submit a Construction Emission/Dust Control Plan to PCAPCD including measures described in MM 4.1.1	Applicant	Prior to issuance of grading permit	Public Services Department

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MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	<p>3) The project applicant/contractor shall hold a pre construction meeting for all contractors for grading activities. The applicant/contractor shall invite PCAPCD to the pre construction meeting in order to discuss the project's Construction Emission/Dust Control Plan with employees and/or contractors.</p> <p>4) The project applicant/contractor shall comply with PCAPCD Rules 202 and 228 which limit visible and fugitive dust emissions. The prime contractor shall retain an individual who is CARB certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 Fugitive Dust on a weekly basis.</p> <p>5) During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be either chipped onsite or taken to an appropriate recycling site or licensed disposal site.</p> <p>6) The project applicant/contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris and shall wet broom the streets if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited.</p> <p>7) Discharge of volatile organic compounds (VOCs) caused by the use or manufacture of cutback or emulsified asphalts for paving, road construction or road maintenance shall comply with Rule 217.</p> <p>8) The contractor shall suspend all grading operations when wind exceeds 25 miles per hour and dust is affecting adjacent properties.</p>				

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TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	<p>9) During construction the contractor shall minimize idling time to a maximum of 10 minutes for all diesel powered equipment</p> <p>10) All projects shall comply with Rule 218 regarding use of architectural coatings containing VOCs</p> <p>11) All onsite stationary equipment that is classified as 50 hp or greater shall obtain a PCAPCD permit pursuant to Rule 501</p> <p>12) The project applicant shall include the following standard note on the Grading Plans The contractor shall apply water twice daily to control dust as required by Rule 228 Fugitive Dust to prevent dust impacts off site Operational water truck(s) shall be on site at all times to control fugitive dust Construction vehicles leaving the site shall be clean or cleaned to prevent dust silt mud and dirt from being released or tracked off site</p> <p>13) The contractor shall replace ground cover in disturbed areas upon completion of construction within those areas</p> <p>14) The contractor shall limit daily grading activity to 5 acres or less and cover all exposed soil piles at the project site</p> <p>b) Prior to issuance of a permit for mass grading the project applicant shall provide a written calculation to PCAPCD that demonstrates that the heavy duty (50 horsepower) off road vehicles to be used in construction including owned leased and subcontractor vehicles will achieve a project wide fleet average 20 percent NOx reduction and 45 percent particulate reduction compared to the CARB fleet average for 2010 Acceptable options for reducing emissions may include use of late model engines low</p>	<p>Provide a written calculation to PCAPCD that demonstrates that heavy duty off road vehicles to be used in construction will achieve a project wide fleet average 20 percent NOx</p>	Applicant	Prior to issuance of grading permit	Public Services Department

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TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	emission diesel products alternative fuels engine retrofit technology after treatment products and/or other options as they become available The following link shall be used to calculate compliance with this condition and shall be submitted to the PCAPCD as described above http://www.airquality.org/ceqa/ (click on the current Roadway Construction Emissions Model)	reduction and 45 percent particulate reduction compared to the CARB fleet average for 2010			
4.1.7 Construction of the proposed project would generate emissions of ozone precursors that could combine with other precursor emissions and increase ozone levels in the Sacramento Ozone Nonattainment Area	4.1.7 Implement Mitigation Measure 4.1.1	See Mitigation Measure 4.1.1	See Mitigation Measure 4.1.1	See Mitigation Measure 4.1.1	See Mitigation Measure 4.1.1
4.1.8 The proposed project's operational emissions of criteria air pollutants in combination with other criteria air pollutants could add to cumulative emissions in Placer County	<p>4.1.8 The project applicant shall implement the following mitigation measures prior to issuance of building permits</p> <p>Only low emission EPA certified fireplaces shall be installed in residential units containing open hearth fireplaces Prior to the issuance of occupancy permits the applicant must provide written proof of compliance with this measure to the City and PCAPCD</p> <p>Only Energy Star labeled (or equivalent) appliances shall be installed</p> <p>The project applicant shall participate in the PCAPCD off site mitigation program for post mitigated emissions that exceed PCAPCD thresholds Off site mitigation strategies include retrofitting existing on road heavy duty vehicles/ equipment with cleaner burning engines retrofitting or purchasing new low emission agriculture pumps transit vehicles and CNG fueling infrastructure To participate in the off site mitigation program the applicant shall pay into the PCAPCD off site mitigation program included in Appendix D of Draft EIR in consultation with PCAPCD</p>	<p>Include only low emission EPA certified fireplaces and Energy Star labeled (or equivalent) appliances in residential units</p> <p>Participate in PCAPCD off site mitigation program for post mitigated emissions that exceed PCAPCD thresholds</p>	<p>Applicant</p> <p>Applicant</p>	<p>Prior to issuance of building permits</p> <p>Prior to issuance of building permits</p>	<p>Development Services</p> <p>Development Services</p>

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
4.2 Biological Resources					
4.2.1 The proposed project will result in impacts on special status vernal pool fairy shrimp or their habitat	4.2.1 a) For every acre of occupied habitat directly or indirectly affected at least two vernal pool preservation credits shall be dedicated within a USFWS approved ecosystem preservation bank or USFWS evaluation of site specific conservation value mitigation may be accomplished on site based on USFWS evaluation of site specific conservation values within the proposed mitigation area. In satisfying this requirement the project applicant purchased 0.39 mitigation credits.	Dedicate least two vernal pool preservation credits for every acre of occupied habitat directly or indirectly affected.	Applicant	Prior to issuance of grading permits	Public Services Department
	b) For every acre of occupied habitat directly affected at least one vernal pool creation credit shall be dedicated within a USFWS approved habitat mitigation bank or mitigation may be accomplished on site based on USFWS evaluation of site specific conservation values within the proposed mitigation area or at an USFWS approved alternative mitigation site. Should credits at an approved ecosystem preservation bank not be available and/or insufficient mitigation acreage occur on site the developer shall pay an appropriate in lieu fee to offset project impacts to these species equal to the mitigation described above as determined in consultation with the USFWS.	Dedicate least one vernal pool creation credit for every acre of occupied habitat directly affected.	Applicant	Prior to issuance of grading permits	Public Services Department
4.2.2 The proposed project could result in the loss and degradation of special status reptile (Western Pond Turtle) and amphibian (Western spadefoot toad and California red legged frog) populations	4.2.2 During project construction the project applicant/contractor shall retain a qualified biologist to monitor construction activities adjacent to Markham Ravine to ensure no mortality of western pond turtles, Western spadefoot toads, or California red legged frogs. If necessary the biologist shall relocate any western pond turtles, toads, or frogs found in the construction zone during construction activities to a location downstream. Prior to commencement of construction the applicant/contractor shall install orange construction fencing adjacent to Markham Ravine.	Retain a qualified biologist to monitor construction activities for western pond turtles, Western spadefoot toads, and California red legged frogs.	Applicant	During construction	Development Services
		Install orange construction fencing adjacent to Markham Ravine.	Applicant	During construction	Development Services

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TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
4.2.3 The proposed project could result in the loss and degradation of marginal foraging habitats	<p>4.2.3 The project applicant shall ensure that at least 44.25 acres of annual grasslands or other suitable raptor foraging habitat are preserved within west Placer County based upon project impacts of 59 acres (3/4:1 ratio). The project applicant is preserving and protecting under a perpetual conservation easement 24 acres of habitat on the site. Preservation may occur through either</p> <ol style="list-style-type: none"> 1. On site preservation or enhancement of foraging habitat within the proposed mitigation area in consultation with the City and CDFG or 2. Payment of a mitigation fee to a California Department of Fish and Game approved habitat development and management company or the City of Lincoln through a negotiated agreement between said company or the City, the project applicant, and CDFG. The monies will be held in a trust fund and used to develop a mitigation bank in west Placer County through the purchase, monitoring, maintenance, and remediation of lands in west Placer County that support suitable foraging habitat for Swainson's hawk and other raptors. These lands would become incorporated into the mitigation bank, owned and operated by the habitat development and management company, and protected in perpetuity. The lands must be within 10 miles of the project site (consistent with CDFG guidelines) or 3. Purchase of conservation easements or fee title in west Placer County. This mitigation must occur within 10 miles of the project site (consistent with CDFG guidelines) 	<p>Ravine</p> <p>Preserve 44.25 acres of foraging habitat as described in MM 4.2.3</p>	Applicant	Prior to issuance of grading permit	Public Services Department

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California Department of Fish and Game 1994 Staff Report regarding Mitigation for Impacts to Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
4.2-4 The proposed project could result in the loss and degradation of federally and state protected wetlands (including but not limited to seasonal wetlands, wetland swales, vernal pools, and intermittent drainages) through direct removal, filling, hydrological interruption, or by other means.	4.2.4 a) The applicant shall prepare and implement a Wetland Mitigation Plan that ensures no net loss of wetlands and shall provide for mitigation for impacted wetlands at a minimum 1:1 ratio consistent with the City of Lincoln Open Space and Conservation Element (OSC) Policy 5.6. The wetland mitigation plan shall be based upon delineations verified by the Corps. This measure may be implemented through the 404 permit process. The plan shall include, but not be limited to, the following or equally effective components: Provisions to use the plants, seed, duff (plant and seed material) and topsoil of wetlands to be filled in the wetlands created as compensation for unavoidable wetland loss. Provisions shall include the most current standards for the removal, storage, and application of this material into the created wetlands. Wetland success criteria that ensures that the created areas will meet or exceed the functions and values provided by the impacted aquatic areas. Provisions for guaranteed funding enforceable by the City for implementation of a remedial action plan should the success criteria not be met. The Plan shall include provisions to ensure funding for the perpetual management of the mitigation area through the provision of an endowment.	Prepare and implement a Wetland Mitigation Plan	Applicant	Prior to issuance of grading permit	Public Services Department

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	b) Prior to any construction activities on the development area a protective fence shall be erected at the boundaries between the developed area and the Markham Ravine complex. This fence shall remain in place until all construction activities in the immediate area are completed. No activity shall be permitted within the wetlands preserve except for those expressly permitted.	Install protective fence at the boundaries between the developed area and the Markham Ravine complex.	Applicant	Prior to any construction activities on the development area.	Development Services
	c) A buffer shall be provided along all preserved and reconstructed wetlands. Only those uses allowed in the 404 Permit and those uses expressly permitted by the USFWS or NMFS shall be permitted within the wetland preserve.	Provide buffer in site plan along all preserved and reconstructed wetlands.	Applicant	Prior to approval of Final Map.	Development Services
	d) Water quality in Markham Ravine shall be protected using rigorous erosion control techniques during construction in the watershed and at a minimum meet the requirements stated in the State Water Resources Control Board NPDES permit. Additionally, urban runoff shall be managed to protect water quality in the wetlands preserve.	Implement rigorous erosion control techniques during construction.	Applicant	During construction.	Development Services
	e) Mowing and other maintenance activities shall be limited to those detailed in the 404 Permit.				

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
4.2.5 Implementation of the proposed project could result in the disturbance of nesting burrowing owls	4.2.5 a) The project proponent shall retain a qualified biologist to conduct focused surveys for burrowing owls in areas of suitable habitat on and within 500 feet of the project site. The surveys shall be conducted 30 days prior to any ground disturbance activity. Surveys shall be conducted in accordance with prevailing CDFG protocol. ² If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the City and CDFG, and no further mitigation is necessary. If burrowing owls are found, the following mitigation measure shall be implemented.	Retain a qualified biologist to conduct focused surveys for burrowing owls	Applicant	Prior to ground disturbing activity	Development Services
	b) Impacts on burrowing owl would be avoided if feasible by establishing a buffer of 165 feet during the non breeding season (September 1 through January 31) or 300 feet during the breeding season (February 1 through August 31). The size of the buffer area may be adjusted if a qualified biologist and CDFG determine that construction activities would not adversely affect the owl(s). No project activity shall commence within the buffer area until a qualified biologist confirms that the burrow is no longer occupied.	Establish buffer to avoid burrowing owls	Applicant	Prior to ground disturbing activities	Development Services
	c) If impacts on occupied burrows are unavoidable, on-site passive relocation techniques shall be used if approved by CDFG to encourage owls to move to alternative burrows outside of the impact area. However, no occupied burrows shall be disturbed during the nesting season unless a qualified biologist verifies through non-invasive methods that the birds are not nesting.	If required, use passive relocation techniques with burrowing owls as described in MM 4.2.5 (c) and (d).	Applicant	Prior to ground disturbing activities	Development Services
	d) If relocation of the owls is approved for the project by CDFG, the project proponent shall retain a qualified biologist to prepare a plan for relocating the owls to a suitable site. The relocation plan must include (1) the				

² California Department of Fish and Game Staff Report on Burrowing Owl Mitigation. www.dfg.ca.gov/wildlife/nongame/docs/bocon_report_m.pdf 1993, accessed April 22, 2009.

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN					
Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	location of the nest and owls proposed for relocation (2) the location of the proposed relocation site (3) the number of owls involved and the time of year when the relocation is proposed to take place (4) the name and credentials of the biologist who would be retained to supervise the relocation (5) the proposed method of capture and transport for the owls to the new site (6) a description of the site preparations at the relocation site (e.g. enhancement of existing burrows, creation of artificial burrows, one time or long term vegetation control, etc.) and (7) a description of efforts and funding support proposed to monitor the relocation. Relocation options may include passive relocation to another area of the site not subject to disturbance through one way doors on burrow openings or construction of artificial burrows in accordance CDFG guidelines				
4.3 Hydrology and Water Quality					
4.3-4 Implementation of the proposed project would include placement of fill in the 100 year floodplain to accommodate proposed residential development	4.3.4 a) The project applicant shall design the project so that residential pads are elevated a minimum of two (2) feet above the 100 year floodplain per the City's requirements and the project developer shall design the residences so that the finished floor elevations of the structures are elevated at least three (3) feet above the 100 year floodplain per the City's building requirements	Design residential pads 2 feet above 100 year floodplain	Applicant	Prior to approval of Final Map	Development Services
	b) The project applicant shall obtain a CLOMR and a LOMR	Obtain a CLOMR and a LOMR	Applicant	Prior to approval of Final Map	Development Services

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
4.3.5 Implementation of the proposed project would increase the types and amounts of pollutants in stormwater runoff that could be discharged to Markham Ravine	4.3.5 a) Project Conditions of Approval shall specify that appropriate Best Management Practices (BMPs) be incorporated into project design to reduce urban pollutants in runoff consistent with goals and standards established under federal and State non point source discharge NPDES regulations and Basin Plan water quality objectives. Further, the proposed project shall implement the draft NPDES Phase 2 program SWMP and BMPs being implemented by the City. To maximize effectiveness, the selected BMPs shall be based on finalized site specific hydrologic conditions with consideration for the types and locations of development. Mechanisms to maintain the BMPs shall be identified in the Conditions of Approval.	Include BMPs in Conditions of Approval	City	Prior to approval of Final Map	Development Services
	b) The proposed water quality facilities shall be identified and designed in the grading plan which demonstrates that the detention/water quality basin and related infrastructure meet the standards in the NPDES Phase II program SWMP and BMPs to be submitted to the City for review and approval. All water quality facilities identified in the grading plan shall be constructed with the installation of the infrastructure. The grading plan shall also include the methods for funding the long term maintenance of the proposed water quality facilities.	Include water quality facilities in the grading plan	Applicant	Prior to approval of grading permit	Public Services Department
	c) The project applicant shall submit a site specific stormwater management plan that meets or exceeds the standards included in the city's Phase 2 NPDES program and SWMP showing the on site locations and effectiveness of the BMP facilities proposed for long term water quality impact reduction prior to project approval. The plan shall include methods for financing the long term maintenance of the proposed site specific facilities.	Submit site specific stormwater management plan	Applicant	Prior to approval of grading permit	Public Services Department

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	d) The City shall formally adopt and implement a funding mechanism for the project specifically to fund the long term maintenance of the proposed water quality facilities	Adopt and implement a funding mechanism for the long term maintenance of the proposed water quality facilities	City and Applicant	Prior to approval of Final Map	Development Services
	e) All BMPs for water quality protection source control and treatment control shall be developed in accordance with the California Stormwater Quality Association Stormwater Best Management Practice Handbook for Construction and New Development/ Redevelopment (or other similar source approved by the CVRWQCB County and City) for the project. The BMPs shall be designed to mitigate (minimize infiltrate filter or treat) stormwater runoff. Flow or volume based post construction BMPs shall be designed at a minimum in accordance with the PCFCWCD and City standards and shall be included for long term maintenance of BMPs. All BMPs shall reflect the Best Available Technologies (BAT) available and economically achievable at the time of implementation and shall reflect site specific limitations. The City shall make the final determinations as to the appropriateness of the BMPs proposed for the proposed project and the City shall ensure future implementation operation and maintenance of the BMPs. The City shall inspect the site following construction to make sure all the BMPs have been installed.	Develop BMPs for water quality protection source control and treatment control in accordance with the California Stormwater Quality Association Stormwater Best Management Practice Handbook for Construction and New Development/ Redevelopment	Applicant	Prior to approval of grading permit	Public Services Department

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	f) Stormwater runoff from the proposed project's impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (i.e. sediment, oil/grease, etc.) as approved by the City. The project applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from the proposed project and shall provide for the establishment of vegetation where specified by means of proper irrigation for effective performance of BMPs. Maintenance of these facilities shall be provided by the City. Prior to Final Map approval, easements shall be created and offered for dedication to the City for maintenance and access to these facilities in anticipation of possible City maintenance.	Design project to route project related stormwater through specially designed water quality treatment facilities.	Applicant	Prior to approval of grading permit.	Public Services Department
4.3.6 Construction activities for the proposed project could result in sediment and other construction related pollutants entering local drainages.	4.3.6 a) Any development within the project site with ground disturbance exceeding one acre that is subject to the State NPDES General Construction Permit shall obtain the permit from the CVRWQCB and shall provide to the City evidence of a State issued NPDES General Construction Permit number or filing of a Notice of Intent and fees prior to start of construction.	Obtain State NPDES General Construction Permit.	Applicant	Prior to ground disturbance exceeding one acre.	Development Services
	b) During the Subsequent Conformity Review process and prior to Improvement Plan approval, new development shall submit to the City for review and approval an erosion control plan consistent with the City's Grading Ordinance. The erosion control plan shall indicate that proper control of siltation, sedimentation and other pollutants will be implemented per NPDES General Construction Permit requirements and City ordinance standards. The plan shall propose BMPs to reduce erosion and water quality degradation during construction to the maximum extent practicable.	Submit to the City an erosion control plan consistent with the City's Grading Ordinance.	Applicant	Prior to Improvement Plan approval.	Public Services Department

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
4.4 Noise					
4.4.1 Construction of the proposed project would temporarily increase ambient noise levels	<p>4.4.1 During construction the project developer shall implement the following mitigation measures to reduce construction impacts on uses at the Carlin C. Coppin Elementary School and the adjacent residences</p> <ul style="list-style-type: none"> a) Construction activities shall be limited to the hours between 7 a.m. and 5 p.m. Monday through Friday (unless extended by a special permit) b) Maximize the physical separation between noise generators and noise receptors by locating stationary equipment, equipment warm up areas, water tanks and equipment storage as far away from existing residences and the elementary school as possible to minimize noise impacts at sensitive noise receptors c) All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer installed mufflers d) When feasible, work within 200 feet of the classrooms at Carlin C. Coppin Elementary School shall occur outside of normal school operating hours 	Implement construction noise reduction measures per MM 4.4.1	Applicant	Prior to grading or construction activities	Development Services
4.5 Transportation and Circulation					
4.5.1 The proposed project would increase traffic volumes at intersections within the City of Lincoln	<p>4.5.1 The project applicant shall pay a fair share of the cost to re stripe the north and southbound approaches to the intersection of East Avenue and 7th Street. Currently both the southbound and northbound approaches consist of a dedicated left turn lane and a shared through/right turn lane. The two southbound approach lanes shall be re striped to be a shared through/left and a shared through/right. The northbound approach shall be reduced from two lanes to one and re striped as a shared left/through/right lane. The timing of the fair share payment shall be prior to approval of a grading permit.</p>	Pay a fair share of the cost to re stripe the north and southbound approaches to the intersection of East Avenue and 7 th Street	Applicant	Prior to approval of grading permit	Public Services Department

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
4.7 Climate Change					
4.7.1 Operation of the proposed project would generate GHG emissions	<p>4.7.1 a) At the time of application for design review the City shall require the project applicant to submit an Energy Conservation Plan. The plan shall describe the techniques and programs to be employed in the development of the project to achieve energy conservation. These programs shall include but shall not be limited to either</p> <p>Participation in the PG&E Energy Star Performance Method. This method is available to builders of single family homes that are at least 15 percent more energy efficient than required by the 2005 Title 24 Energy Code and meet all US EPA specifications. Participating builders become part of the California Energy Star New Homes Program and their homes earn the Energy Star label. Incremental incentives can also be earned by adding energy efficient appliances and/or lighting to homes.</p> <p>OR</p> <p>Participation in the New Solar Homes Partnership (NSHP) Performance Method. This method is available to builders of single-family homes that are at least 15 percent more efficient than required by the 2005 Title 24 Energy Code and meet all US EPA specifications. A second tier of participation is available to single family homes that exceed Title 24 by 35 percent demonstrate a 40 percent reduction in cooling load and include solar generation as an option for buyers. Both tiers require that all appliances provided by the builder must be Energy Star qualified. Builders may also qualify for additional solar incentives through the CEC's NSHP.</p>	Submit an Energy Conservation Plan to City for review	Applicant	At the time of application for design review	Development Services

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	b) The City and the project applicant shall work together to publish and distribute an Energy Resource Conservation Guide describing measures individuals can take to increase energy efficiency and conservation prior to the occupation of the first residential unit. The applicant shall be responsible for funding the preparation of the Guide. The City will be responsible for the distribution of the guide. The Energy Resource Conservation Guide shall be updated every 5 years and distributed at the public permit counter.	Publish and distribute an Energy Resource Conservation Guide	City and Applicant	Prior to the occupation of the first residential unit	Development Services
	c) The project applicant shall fund installation of street lights within the project area and all project street lights will be required to be Light Emitting Diode (LED).	Pay for an initial installment of Light Emitting Diode street lights within the project area.	Applicant	Prior to issuance of building permits	Public Services Department
	d) The applicant shall develop a tree planting packet for distribution in the project area to help future residents understand their options for planting trees that can absorb carbon dioxide, consistent with General Plan policy HS 3.21.	Develop a tree planting packet.	Applicant	Prior to issuance of building permits	Public Services Department
	e) The City shall require that energy efficient lighting fixtures, including fluorescent lights, be used in residential structures within the project.	Include energy efficient lighting fixtures in residential units.	Applicant	Prior to issuance of building permits	Public Services Department
	f) The City shall ensure recommendations from energy planners and energy efficiency specialists in the building permit review process are incorporated to ensure building and site design takes into account solar orientation, energy efficient systems, building practices and materials, consistent with General Plan policies OSC 3.8 and OSC 3.14.	Ensure building and site design takes into account solar orientation, energy efficient systems, building practices and materials.	Applicant	Prior to issuance of building permits	Public Services Department
	g) Implement all mitigation measures identified in Section 4.1 Air Quality.	Implement AQ mitigation measures.			

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	h) Implement Mitigation Measure 4 3 5 (Urban Stormwater Pollutants) in Section 4 3 Hydrology and Water Quality i) NEV Routes A NEV route shall be included along East Avenue and through the subdivision Since this is an infill development adjacent to downtown NEVs/ZEVs would provide easy access to the downtown and to local schools A hybrid electric vehicle can save up to 2 900 lbs of CO ₂ per year	Implement Mitigation Measure 4 3 5 Include NEV routes along East Avenue and through the subdivision	Applicant	Prior to approval of Final Map	Development Services
Initial Study					
Would the project substantially degrade the existing visual character or quality of the site and its surroundings?	AE 1 The proposed project shall comply with the City's Planned Development Guidelines per Chapter 18 32 of the Municipal Code and prepare a General Development Plan and Specific Development Plan and Development Permit for review by the Design Review Board and Planning Commission and approval of the City Council to ensure aesthetic compatibility with surrounding uses	Comply with the City's Planned Development Guidelines	Applicant	Concurrent with Tentative Map and General Development Plan	Development Services
Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	AE 2 All exterior lights shall be cut off shielded and directed downward such that adjacent properties and open space areas are not illuminated	Design light fixtures such that adjacent properties and open space areas are not illuminated	Applicant	During Design Review and Subdivision Improvement Plan Check	Development Services
Would the project cause a substantial adverse change in the significance of a historical resource as defined in 15064 5? or Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064 5? or Disturb any human remains including those interred outside of formal cemeteries?	CUL 1 a) If any cultural resources such as unusual amounts of bone or shell artifacts structural features historic period refuse or human remains are encountered during any project related ground disturbing activities work shall be suspended within 100 feet of the find until the find is evaluated by a qualified professional The City of Lincoln Development Services Department shall be notified immediately of the discovery and the project developer shall retain the services of an archaeologist who meets the Secretary of the Interior's Standards for Archaeology to evaluate the find and provide recommendations for treatment of any significant historical or archaeological resources The archaeologist's recommendations shall be submitted for approval to the City of Lincoln	Comply with MM CUL 1a regarding cultural resource discovery	Applicant	During construction	Development Services

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	<p>Development Services Department The project developer shall implement the approved mitigation to be verified by the City of Lincoln Development Services Department</p> <p>b) If human remains are discovered during any project activities work within 100 feet of the remains shall be suspended immediately and the City of Lincoln Development Services Department and the Placer County Coroner shall be immediately notified. If the remains are determined by the county coroner to be Native American the Native American Heritage Commission (NAHC) shall be notified within 24 hours. A professional archaeologist with Native American burial experience shall conduct a field investigation of the specific site and consult with the Most Likely Descendant if any identified by the NAHC. As necessary the archaeologist may provide professional assistance to the Most Likely Descendant including the excavation and removal of the human remains. The City of Lincoln Development Services Department will be responsible for the approval of recommended mitigation taking account of the provisions of state law as set forth in CEQA Guidelines Section 15064.5(e) and Public Resources Code Section 5097.98. The project applicant shall implement the approved mitigation to be verified by the City of Lincoln Development Services Department before the resumption of activities at the site where the remains were discovered.</p>	Comply with MM CUL 1b regarding discovery of human remains	Applicant	During construction	Development Services
Would the project directly or indirectly destroy a unique paleontological resource or unique geologic feature?	CUL 2 Should any evidence of paleontological resources (e.g. fossils) be encountered during grading or excavation either onsite or offsite as a result of a project improvement work shall be suspended within 100 feet of the find and the City of Lincoln Development Services Department shall be immediately notified. At that time the City shall coordinate any necessary investigation of	Comply with MM CUL 2 regarding discovery of paleontological resources	Applicant	During construction	Development Services

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN					
Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
	the site with a qualified paleontologist as needed to assess the resource and provide proper management recommendations Possible management recommendations for important resources could include resource avoidance or data recovery excavations The project contractor shall implement any measures deemed necessary by the City for the protection of the paleontological resources				
<p>Would the project expose people or structures to potential substantial adverse effects including the risk of loss injury or death involving</p> <p>Strong seismic ground shaking?</p> <p>or</p> <p>Seismic related ground failure including liquefaction?</p> <p>or</p> <p>Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in on or off site landslide lateral spreading subsidence liquefaction or collapse?</p> <p>or</p> <p>Be located on expansive soils as defined in Section 1803.5.3 (1 through 4) of the CBC creating substantial risks to life or property?</p>	GEO 1 The project applicant shall adhere to the 2010 California Residential Building Code all applicable state regulations and local ordinances for specific seismic safety requirements and building designs	Adhere to the 2010 California Residential Building Code and all applicable seismic safety requirements	Applicant	During construction	Development Services

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
Would the project result in substantial soil erosion or the loss of topsoil?	GEO 2 The project developer shall apply for and comply with the General Construction Activity Permit. As a permit applicant, the project developer is also required to prepare and retain at the construction site a stormwater pollution prevention plan (SWPPP). The SWPPP shall specify Best Management Practices (BMPs) consistent with the City of Lincoln Grading Ordinance.	Apply for and comply with the General Construction Activity Permit for stormwater protection.	Applicant	Prior to ground disturbing activities.	Development Services
Would the project create a significant hazard to the public or the environment through the routine transport use or disposal of hazardous materials? or Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	HAZ 1 The project developer shall comply with the applicable federal, State, and local regulations for the routine transport, use, or disposal of hazardous materials during construction.	Comply with the applicable regulations for the routine transport, use, or disposal of hazardous materials.	Applicant	During construction.	Development Services
Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	HAZ 2 The project applicant shall prepare a Wildland Fire Prevention Plan which will recommend measures to reduce the danger of a wildland fire.	Prepare a Wildland Fire Prevention Plan.	Applicant	Prior to recordation of any small lot maps.	Development Services

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities need for new or physically altered governmental facilities the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios response times or other performance objectives for fire protection?	PS 1 The project applicant shall pay all applicable capital facilities fees consistent with the City's PFE funding requirements for 1 26 firefighters per 1 000 residents and 1 042 square feet of fire station facilities per firefighter to provide for appropriate fire station facilities or the fees in effect at the time of permit issuance	Pay all applicable capital facilities fees related to firefighting facilities	Applicant	Prior to issuance of building permit	Development Services
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities need for new or physically altered governmental facilities the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios response times or other performance objectives for police protection?	PS 2 The project applicant shall pay all applicable capital facilities fees toward the provision of police facility space and sworn and non sworn staff consistent with the City's PFE for 1 87 officers and 0 4 non sworn staff per 1 000 residents and 475 square feet per police department staff or the fees in effect at the time of permit issuance	Pay all applicable capital facilities fees related to police facilities	Applicant	Prior to issuance of building permit	Development Services

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities need for new or physically altered governmental facilities the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios or other performance objectives for schools?	PS 3 The project applicant shall pay WPUSD school fees in effect at time of building permit issuance	Pay all applicable school fees	Applicant	Prior to issuance of building permit	Development Services
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities need for new or physically altered governmental facilities the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios or other performance objectives for parks?	PS 4 The project applicant shall provide acceptable park land and/or pay an in lieu fee to the City and provide fair share funds through participation in the City's PFE for use toward recreational facilities in proportion to the project's development or the fees in effect at the time of permit issuance	Provide park land or pay park in lieu fee	Applicant	Prior to issuance of building permit	Development Services

TABLE 1

MEADOWLANDS SUBDIVISION MITIGATION MONITORING PLAN

Impact	Mitigation Measure(s)	Action(s)	Implementing Party	Timing	Monitoring and Enforcement
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities need for new or physically altered governmental facilities the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios response times or other performance objectives for other public facilities?	PS 5 The project applicant shall provide funds through participation in the City's PFE funding requirements for 0.44 librarians per 1,000 residents 1.26 books per capita and 0.7 square feet of library facilities per resident or the fees in effect at the time of permit issuance	Pay all applicable fees related to library services	Applicant	Prior to issuance of building permit	Development Services
Would the project conflict with adopted policies plans or programs supporting alternative transportation (e.g. bus turnouts bicycle racks)?	TRA 1 The project applicant shall comply with all applicable City transportation policies supporting alternative transportation	Comply with all applicable City transportation policies supporting alternative transportation	Applicant	Prior to issuance of building permit	Development Services
Would the project comply with federal state and local statutes and regulations related to solid waste?	U 1 The project applicant shall pay all applicable fees consistent with the City's PFE funding requirements for solid waste improvements	Pay all applicable PFE fees related to solid waste improvements	Applicant	Prior to issuance of building permit	Development Services

CITY COUNCIL

RESOLUTION NO. 2016 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN
APPROVING THE GENERAL PLAN AMENDMENT FOR THE REVISED MEADOWLANDS
PROJECT

WHEREAS, Government Code Section 65358 provides for the amendment of all or part of an adopted general plan; and

WHEREAS, the City has complied with the requirements of the Local Planning Law (Government Code section 65300 et seq.), the current State of California General Plan Guidelines, and the City's applicable ordinances and resolutions with respect to approval of the proposed General Plan Amendments; and

WHEREAS, pursuant to Government Code Section 65090, notice of the City Council public hearing was published in accordance with Section 6061 of the Government Code in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the City Council meeting; and

WHEREAS, the City Council has reviewed the request to amend portions of the General Plan Land Use Element and the Land Use and Circulation Diagram, pursuant to Chapter 18, Section 18.92.020 A. of the Lincoln Municipal Code, included in Exhibit B which is attached hereto and incorporated by reference; and

WHEREAS, prior to approval of the General Plan Amendment, the City Council reviewed and considered the information contained in the Addendum to the Final Environmental Impact Report and adopted Resolution No. 2016 - ____, approving the Addendum to the Final Environmental Impact Report (SCH No. 2006032003), as the proposed project is consistent with the type and intensity of land uses analyzed in the Final Environmental Impact Report (EIR) and no new significant impacts or substantial increase in the severity of previously identified significant impacts have been identified. The Mitigation Monitoring and Reporting Program, Alternatives Findings and Statement of Overriding Considerations adopted as part of the Final EIR are still applicable to the proposed project, subject to the modified mitigation measure language found within the Addendum to the EIR; and

WHEREAS, the Meadowlands Project includes all of the Project entitlements, including the CEQA Resolution, this General Plan Amendment Resolution, and the General Development Plan, ("the Meadowlands Project"); and

WHEREAS, the City Council has reviewed the General Plan Amendment and conducted a public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES HEREBY APPROVE THE GENERAL PLAN AMENDMENT AS FOLLOWS:

Section 1. This Resolution incorporates, and by this reference makes a part hereof, the certain General Plan Amendments related to the proposed development of the Meadowlands Subdivision Project consisting of approximately 109 acres located northwest of the intersection of 9th Street and East Avenue in the City of Lincoln (the "Plan Area").

Section 2. General Plan Findings. The City Council finds and determines as follows:

a. The proposed General Plan Amendments would amend the text of the General Plan Land Use Element and the Land Use and Circulation Diagram to designate the following General Plan Land Use Element land use categories for the Plan Area: Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Open Space – Recreation (OS-R), Open Space – Storm Detention (OS-SD), Linear Park (LP), and Park (P), as shown on the attached map marked Exhibit B, attached hereto and herein incorporated by reference. The General Plan Land Use Element and Land Use and Circulation Diagram amendments are consistent with the goals, objectives and policies of the General Plan because they promote a variety of residential land use designations to meet the future needs of the City, in a manner that is compatible with the existing neighborhoods and promotes flexibility and innovation in the community design. Consistent with the General Plan Parks and Recreation Element, substantial open space areas will be preserved in the Meadowlands Project.

b. The proposed General Plan Amendments are in the public interest of the people of the City of Lincoln as set forth in more detail in the Statement of Overriding Considerations in the City Council CEQA Resolution #2012-093, herein incorporated by reference.

c. The proposed General Plan Amendments to the Land Use Element and Land Use and Circulation Diagram provide for continuing internal consistency with the General Plan Open Space, Conservation, and Recreation Element, the Circulation and Transit Element, the Community Safety Element, the Noise Element, the Housing Element, the Redevelopment Element and the Public Services and Facilities Element, because these amendments further the goals and objectives of the General Plan by providing a balanced community offering a variety of residential land use designations to meet the future housing needs of the City, in a manner compatible with the existing neighborhoods and designed to meet Community Safety Element standards. Consistent with the General Plan Circulation and Transit Policies, Noise Element Policies, the Meadowlands Project circulation system has been designed based on detailed traffic studies to ensure that streets and highways will be available to serve the new development and promote sound land use. Consistent with the Open Space, Conservation and Recreation Element, the General Plan Amendments would designate, protect and conserve natural resources, open space, in the Plan Area and ensure that adequate open space and recreational facilities will be provided to meet the needs of the Plan Area and City residents. Consistent with the General Plan, the General Plan Amendments related to public services, specifically wastewater, school facilities siting and parks and recreation, would encourage the efficient use of water-to minimize wastewater and ensure that the public health and safety is protected by the provision of adequate sanitary sewers and wastewater treatment capacity. Consistent with General Plan goals related to the provision of adequate school facilities for residential development, the Meadowlands Project, with land uses set forth in the General Plan Amendment, provides for coordination with the school district to ensure that facilities are available in a timely fashion relative to the phasing of the residential portion of the Meadowlands Project.

d. Pursuant to the requirements of the Central Valley Flood Protection Act of 2008, the City Council finds that the property is located within a watershed with a contributing area of 10 or fewer square miles.

Section 3. Upon adoption by the City Council, the Community Development Director is hereby directed to retain said General Plan Amendment on permanent public display in the Community Development Department of the City of Lincoln.

Section 4. Based on the findings set forth in this Resolution, the Addendum to the Final Environmental Impact Report Resolution No. 2016- _____, the evidence in the Staff Report, and subject to the conditions set forth in Exhibit A, attached hereto, the City Council hereby amends City of Lincoln General Plan.

PASSED AND ADOPTED THIS 13th day of September, 2016, by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Spencer Short, Mayor

ATTEST:

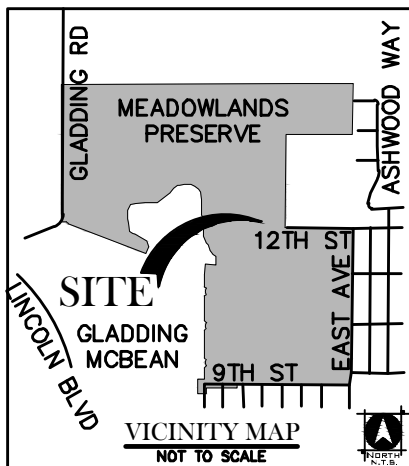
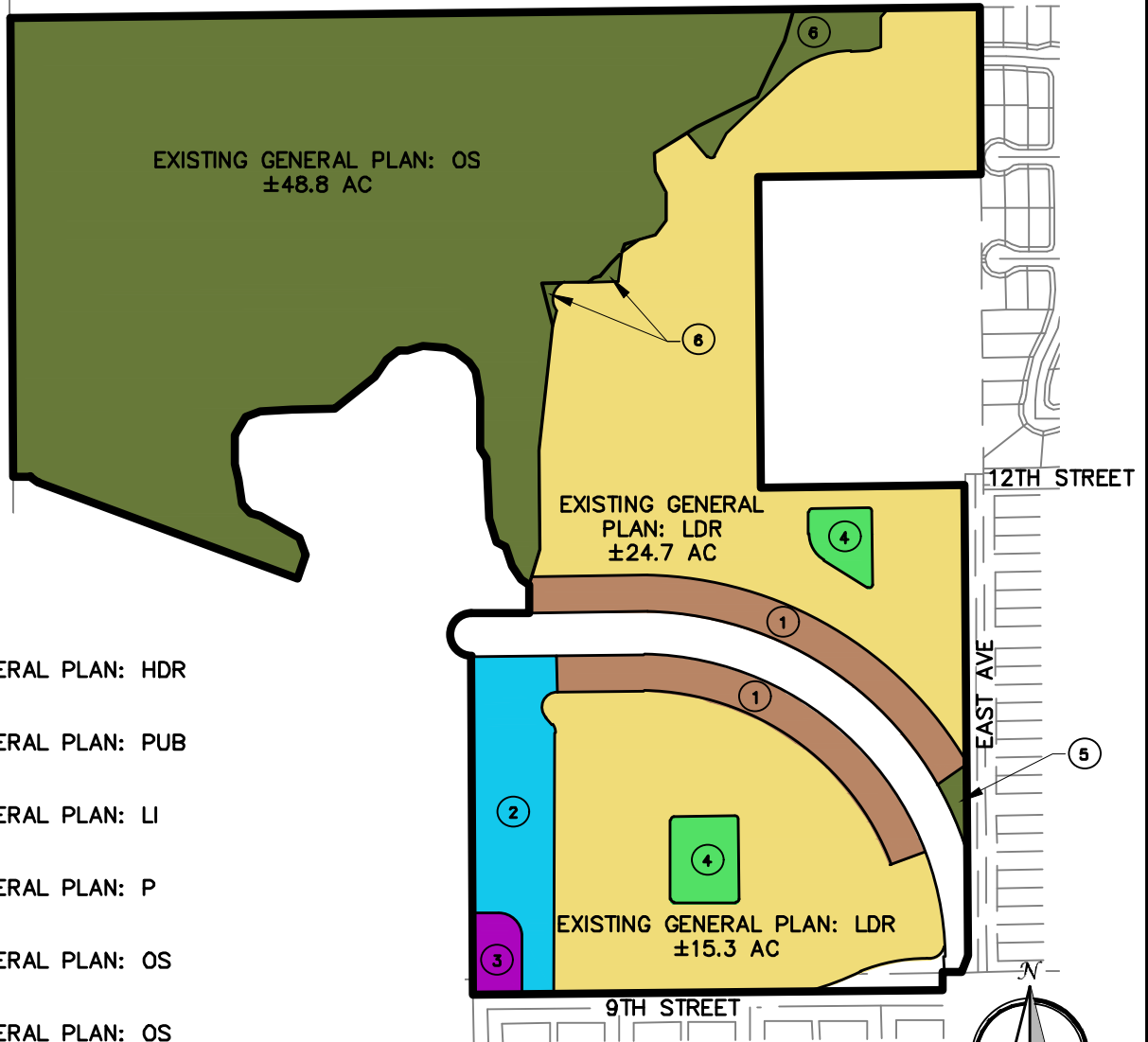
Gwen Scanlon, City Clerk

EXHIBIT A

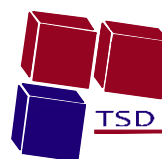
The General Plan Amendment for the Meadowlands Project is approved subject to the following conditions.

1. The project shall be subject to the mitigation measures adopted as part of the Final Environmental Impact Report for the Meadowlands Project (SCH No. 2006032003), as amended by the Addendum to the Final Environmental Impact Report.
2. The amendments to the General Plan approved by this action are set forth in the attached Exhibit B, and incorporated by this reference.

EXISTING GENERAL PLAN EXHIBIT MEADOWLANDS LINCOLN, CA



EXISTING GENERAL PLAN
EXHIBIT
JULY 6, 2016



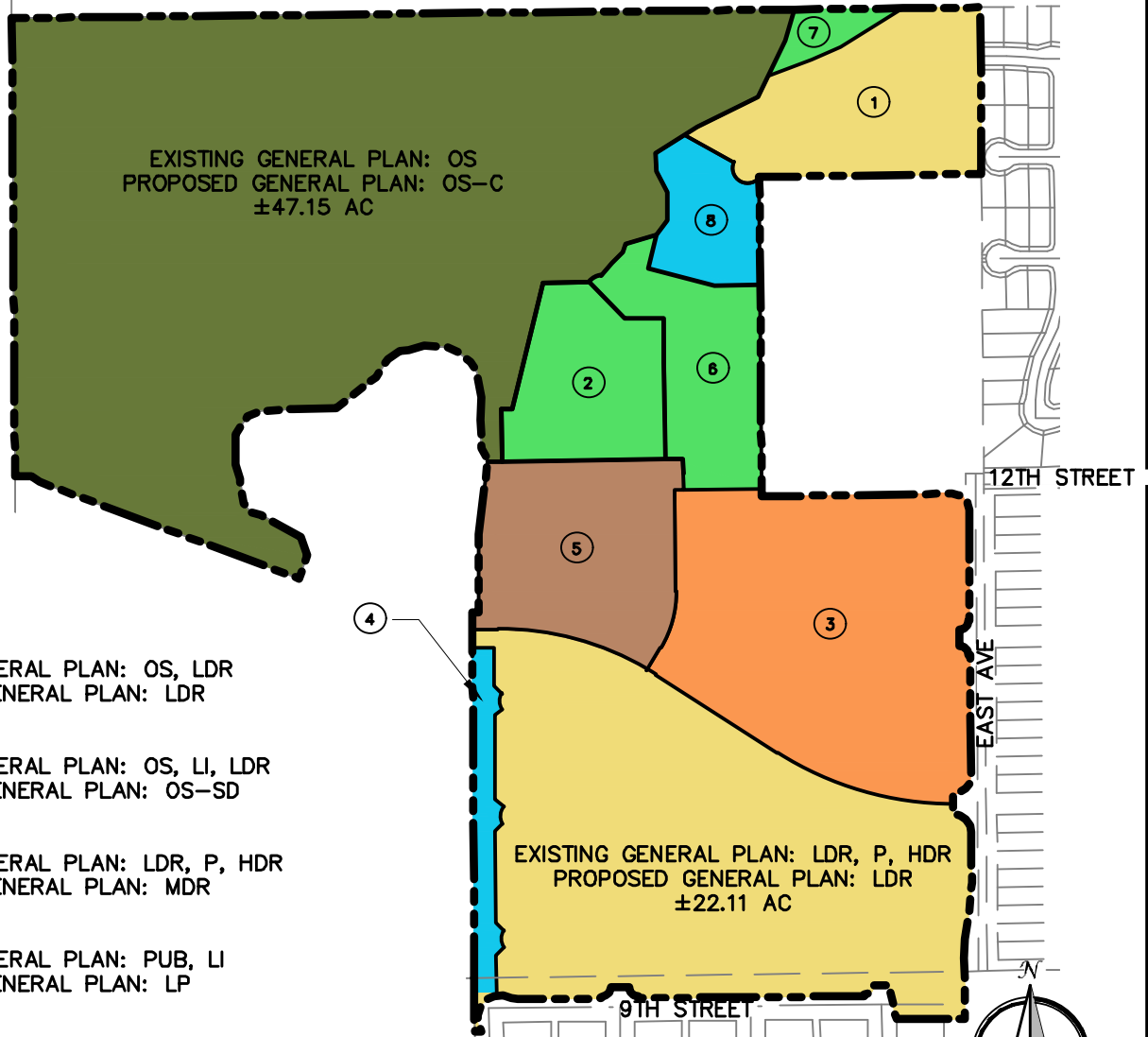
TSD ENGINEERING, INC.
expect more.

31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

GENERAL PLAN AMENDMENT EXHIBIT

MEADOWLANDS

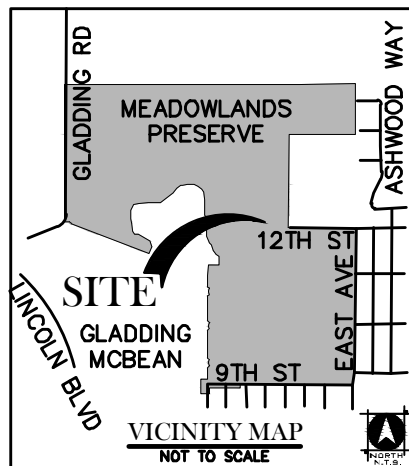
LINCOLN, CA



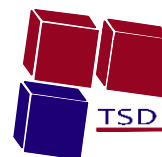
LEGEND

- ① EXISTING GENERAL PLAN: OS, LDR
PROPOSED GENERAL PLAN: LDR
±6.04 AC
- ② EXISTING GENERAL PLAN: OS, LI, LDR
PROPOSED GENERAL PLAN: OS-SD
±4.11 AC
- ③ EXISTING GENERAL PLAN: LDR, P, HDR
PROPOSED GENERAL PLAN: MDR
±13.73 AC
- ④ EXISTING GENERAL PLAN: PUB, LI
PROPOSED GENERAL PLAN: LP
±1.40 AC
- ⑤ EXISTING GENERAL PLAN: OS, LI, LDR, HDR
PROPOSED GENERAL PLAN: HDR
±6.20 AC
- ⑥ EXISTING GENERAL PLAN: OS, LI, LDR
PROPOSED GENERAL PLAN: OS-R
±4.07 AC
- ⑦ EXISTING GENERAL PLAN: OS, LDR
PROPOSED GENERAL PLAN: OS-R
±0.70 AC
- ⑧ EXISTING GENERAL PLAN: OS, LI, LDR
PROPOSED GENERAL PLAN: P
±2.20 AC

PROPOSED CIRCULATION
IMPROVEMENTS: ±12.34 AC



GENERAL PLAN AMENDMENT
EXHIBIT
JULY 6, 2016



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CITY COUNCIL

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE REZONING
FOR THE REVISED MEADOWLANDS PROJECT

WHEREAS, Title 18, Chapter 18.92 of the Lincoln Municipal Code provides for City Council review, upon recommendation by the City's Planning Commission on all Rezoning; and

WHEREAS, on August 17, 2016, the City of Lincoln Planning Commission adopted Resolution No. 2016-22 forwarding a recommendation of approval to the City Council for the Rezoning; and

WHEREAS, the Meadowlands Project Rezoning was reviewed and considered by the City Council; and

WHEREAS, the Rezoning for the revised Meadowlands Project sets forth the basic land uses and zoning regulations for the property; and

WHEREAS, notices describing the proposed Rezoning for the Meadowlands Project were sent to neighboring property owners pursuant to Section 18.92.040 of the Lincoln Municipal Code and notice of the City Council public hearing was published in accordance with Section 6061 of the Government Code in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the City Council meeting; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES
HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds and determines that:

1. Prior to adoption of the proposed Rezoning for the revised Meadowlands Project, the City Council reviewed and considered the information contained in the Addendum to the Final Environmental Impact Report and adopted Resolution No. 2016 - ____, approving the Addendum to the Final Meadowlands Environmental Impact Report (SCH No. 2006032003) as the proposed project is consistent with the type and intensity of land uses analyzed in the Final Environmental Impact Report (EIR) and no new significant impacts or substantial increase in the severity of previously identified significant impacts have been identified. The Mitigation Monitoring and Reporting Program, Alternatives Findings and Statement of Overriding Considerations adopted as part of the Final EIR are still applicable to the proposed project, subject to the modified mitigation measure language found within the Addendum to the Environmental Impact Report.
2. The Rezoning is consistent with Lincoln General Plan, as amended by Resolution 2016 - ____, (the "General Plan Amendment Resolution"), because the rezoning, in conjunction with the General Development Plan, establishes zoning districts and development standards for land uses which are allowed by the General Plan land use designations and the policies for new residential land use which apply to Plan Area. Specifically, the Rezoning provides for residential, parks and recreation, and open space land use designations. Residential land use designations include Low Density Residential,

Medium Density Residential, and High Density Residential that will meet the future housing needs within the City.

3. The proposed rezoning is consistent with the City's General Plan, as amended per City Council Resolution 2016-_____.
4. Pursuant to the requirements of the Central Valley Flood Protection Act of 2008, the City Council finds that the property is located within a watershed with a contributing area of 10 or fewer square miles.

Section 2. The City Council hereby approves the rezoning of the subject area, as set forth in Exhibit B, subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 13th day of September, 2016, by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Spencer Short, Mayor

ATTEST:

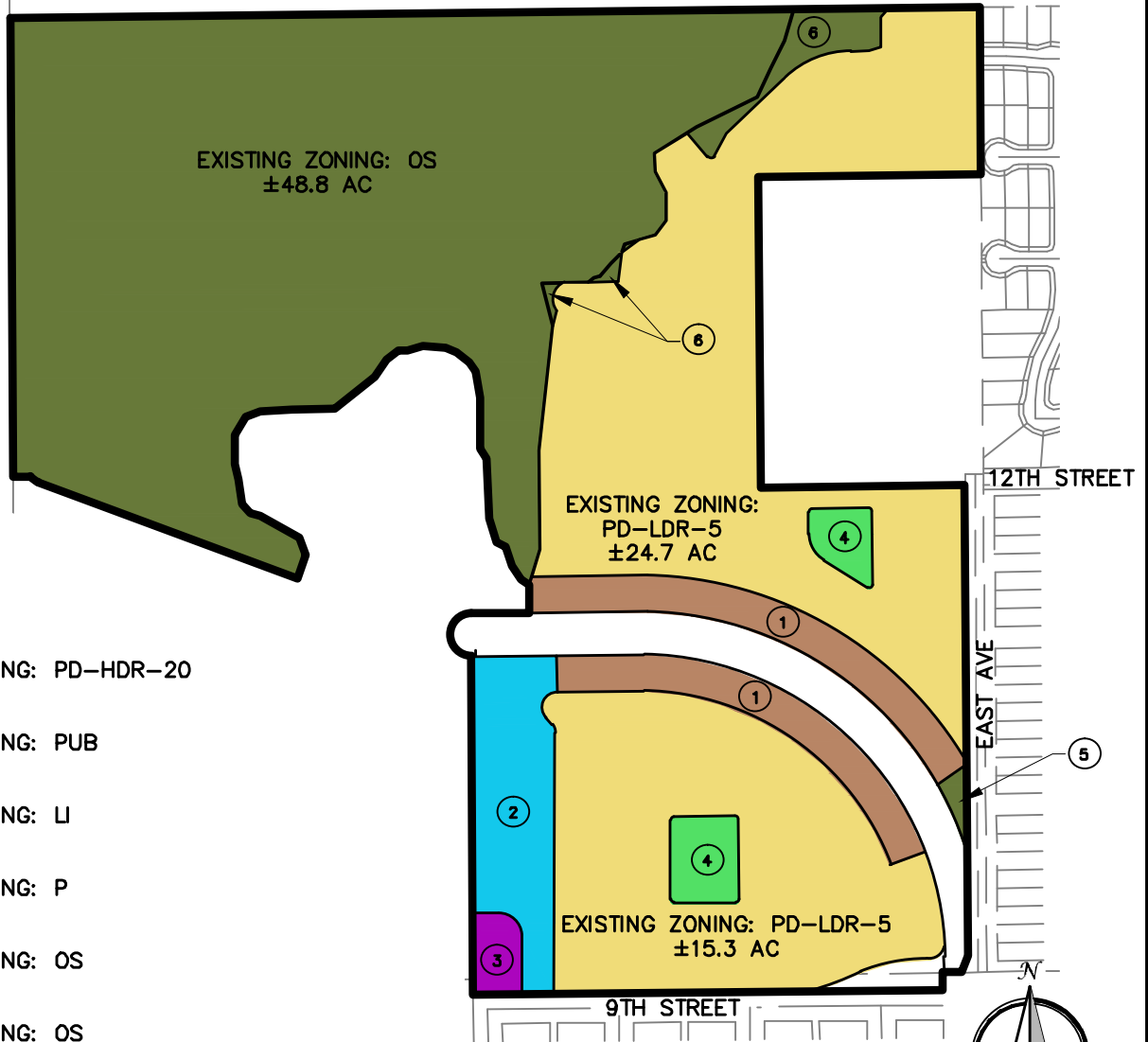
Gwen Scanlon, City Clerk

EXHIBIT A

The Rezone for the Meadowlands Project is approved subject to the following conditions.

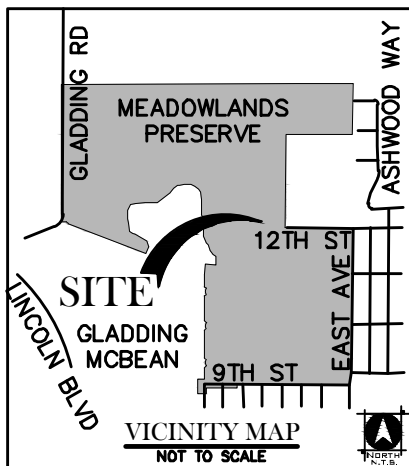
1. The project shall be subject to the mitigation measures adopted as part of the Final Environmental Impact Report for the Meadowlands Project (SCH No. 2006032003), as amended by the Addendum to the Final Environmental Impact Report.
2. The Rezone approved in this action is set forth in the attached Exhibit B and incorporated by this reference.

EXISTING ZONING EXHIBIT MEADOWLANDS LINCOLN, CA

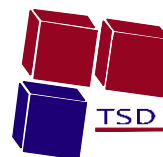


LEGEND

- ① EXISTING ZONING: PD-HDR-20
±5.2 AC
- ② EXISTING ZONING: PUB
±4.0 AC
- ③ EXISTING ZONING: LI
±0.8 AC
- ④ EXISTING ZONING: P
±1.6 AC
- ⑤ EXISTING ZONING: OS
±0.2 AC
- ⑥ EXISTING ZONING: OS
±1.5 AC



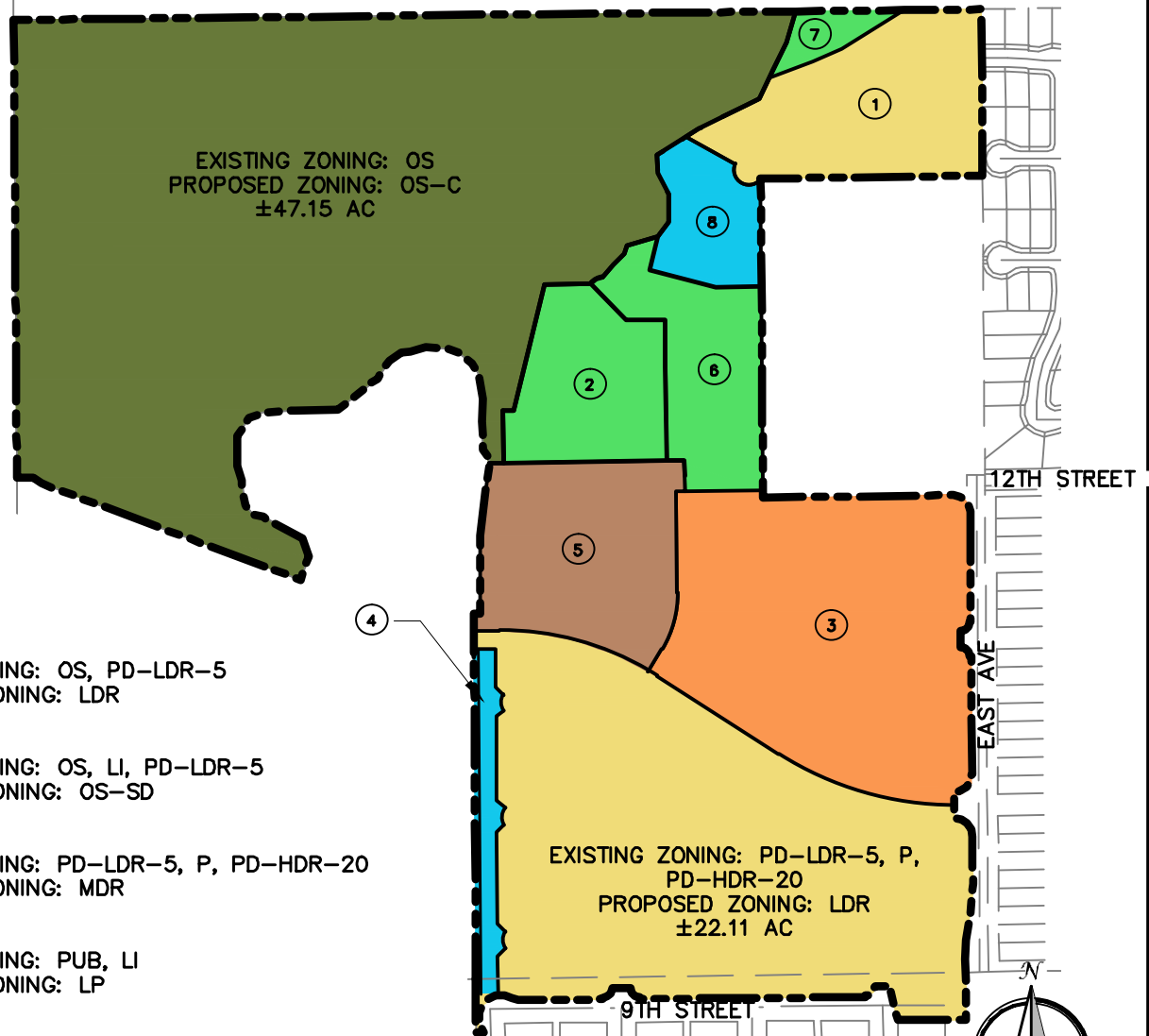
EXISTING ZONING EXHIBIT
JULY 22, 2016



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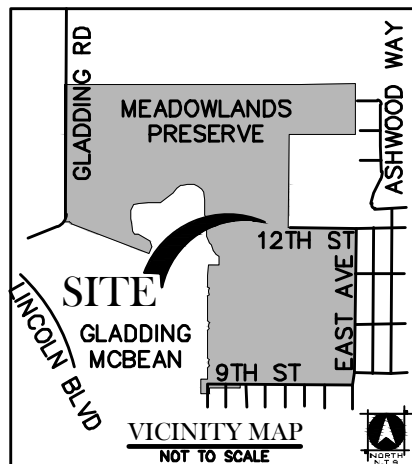
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REZONE EXHIBIT MEADOWLANDS LINCOLN, CA

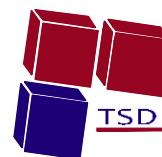


LEGEND

- ① EXISTING ZONING: OS, PD-LDR-5
PROPOSED ZONING: LDR
±6.04 AC
- ② EXISTING ZONING: OS, LI, PD-LDR-5
PROPOSED ZONING: OS-SD
±4.11 AC
- ③ EXISTING ZONING: PD-LDR-5, P, PD-HDR-20
PROPOSED ZONING: MDR
±13.73 AC
- ④ EXISTING ZONING: PUB, LI
PROPOSED ZONING: LP
±1.40 AC
- ⑤ EXISTING ZONING: OS, LI, PD-LDR-5, PD-HDR-20
PROPOSED ZONING: HDR
±6.20 AC
- ⑥ EXISTING ZONING: OS, LI, PD-LDR-5
PROPOSED ZONING: OS-R
±4.07 AC
- ⑦ EXISTING ZONING: OS, PD-LDR-5
PROPOSED ZONING: OS-R
±0.70 AC
- ⑧ EXISTING ZONING: OS, LI, PD-LDR-5
PROPOSED ZONING: P
±2.20 AC



REZONE EXHIBIT
JULY 22, 2016



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CITY COUNCIL

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE AMENDED GENERAL DEVELOPMENT PLAN
FOR THE REVISED MEADOWLANDS PROJECT

WHEREAS, Title 18, Chapter 18.32 of the Lincoln Municipal Code provides for City Council review, upon recommendation by the City's Planning Commission on all General Development Plans; and

WHEREAS, on August 17, 2016, the City of Lincoln Planning Commission adopted Resolution No. 2016-22 forwarding a recommendation of approval to the City Council for the amended General Development Plan; and

WHEREAS, the Meadowlands Project amended General Development Plan was reviewed and considered by the City Council; and

WHEREAS, the amended General Development Plan for the revised Meadowlands Project sets forth the basic land uses and zoning regulations for the property; and

WHEREAS, the Meadowlands Project includes all of the following entitlements; the CEQA Resolution, Resolution No. 2016- _____; the General Plan Amendment, Resolution No. 2016 - _____; Rezone, Ordinance _____; this Amended General Development Plan Ordinance; Large Lot Tentative Map, Resolution No. 2016- _____; Small Lot Tentative Subdivision Map, Resolution No. 2016 _____; and the Specific Development Plan/Development Permit (the Meadowlands Project"), Resolution 2016- _____; and

WHEREAS, notices describing the proposed amended General Development Plan for the Meadowlands Project were sent to neighboring property owners pursuant to Section 18.92.040 of the Lincoln Municipal Code and notice of the City Council public hearing was published in accordance with Section 6061 of the Government Code in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the City Council meeting; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds and determines that:

1. Prior to adoption of the proposed amended General Development Plan for the revised Meadowlands Project, the City Council reviewed and considered the information contained in the Addendum to the Final Environmental Impact Report and adopted Resolution No. 2016 - ____, approving the Addendum to the Final Meadowlands Environmental Impact Report (SCH No. 2006032003) as the proposed project is consistent with the type and intensity of land uses analyzed in the Final Environmental Impact Report (EIR) and no new significant impacts or substantial increase in the severity of previously identified significant impacts have been identified. The Mitigation Monitoring and Reporting Program, Alternatives Findings and Statement of Overriding Considerations adopted as part of the Final EIR are still applicable to the proposed

project, subject to the modified mitigation measure language found within the Addendum to the Environmental Impact Report.

2. The amended General Development Plan is consistent with Lincoln General Plan, as amended by Resolution 2016 - _____, (the "General Plan Amendment Resolution"), because the General Development Plan, establishes zoning districts and development standards for land uses which are allowed by the General Plan land use designations and the policies for new residential land use which apply to Plan Area. Specifically, the Rezoning provides for residential, parks and recreation, and open space land use designations. Residential land use designations include Low Density Residential, Medium Density Residential, and High Density Residential that will meet the future housing needs within the City.
3. The amended General Development Plan is consistent with the Lincoln Zoning Ordinance because it has been prepared pursuant to and for implementation of the Meadowlands Project Planned Development to specify the uses for the Property, the locations of such uses, and the governing development standards and design guidelines for the development of a planned residential community consisting of traditional housing. The amended General Development Plan consists of a map and text showing all uses, intensity of land use as measured by units per acre and area coverage; major circulation and development phases.
4. The amended General Development Plan is consistent with the requirements of the Planned District zone of the City's Zoning Ordinance which governs the plan area because it has been designed to provide for creative, more flexible, and orderly approach to the use of land, by permitting an adjustment in the number of units within each land use designation depending on the market demand.
5. Pursuant to the requirements of the Central Valley Flood Protection Act of 2008, the City Council finds that the property is located within a watershed with a contributing area of 10 or fewer square miles.

Section 2. The City Council hereby approves the amended General Development Plan of the subject area, as set forth in Exhibit B, subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 13th day of September, 2016, by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Spencer Short, Mayor

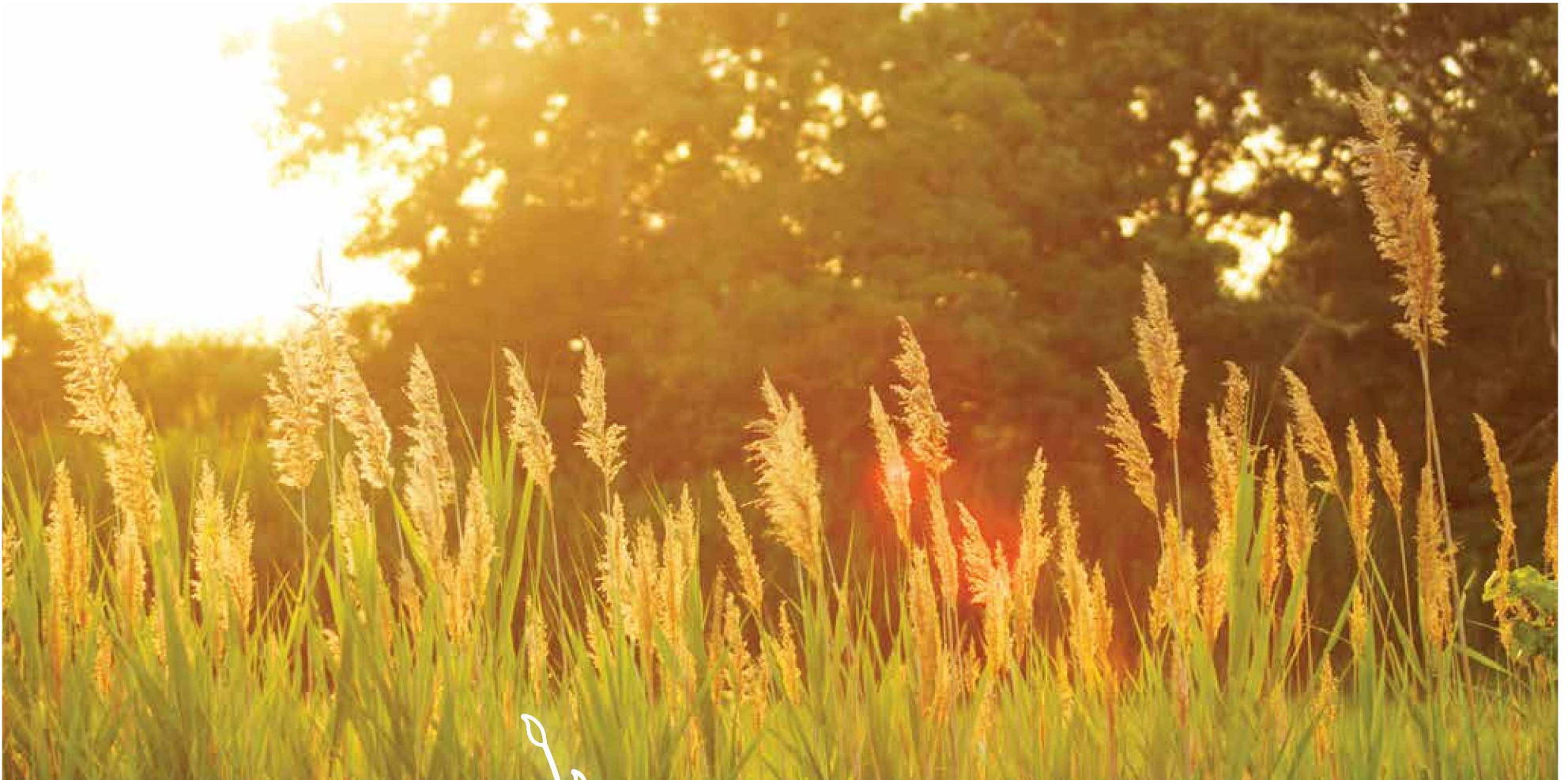
ATTEST:

Gwen Scanlon, City Clerk

EXHIBIT A

The Amended General Development Plan for the Meadowlands Project is approved subject to the following conditions.

1. The project shall be subject to the mitigation measures adopted as part of the Final Environmental Impact Report for the Meadowlands Project (SCH No. 2006032003), as amended by the Addendum to the Final Environmental Impact Report.
2. The amended General Development Plan is approved, subject to the terms and conditions set forth in the Meadowlands Project amended General Development Plan/Development Standards attached hereto and incorporated by reference as Exhibit B.



Meadowlands

AMENDED GENERAL DEVELOPMENT PLAN
JULY 2016



MEADOWLANDS AMENDED GENERAL DEVELOPMENT PLAN

Approved by the City Council

RESOLUTION

Certifying the Final Environmental Impact Report and Addendum

RESOLUTION

Approving an Amended General Plan Amendment

Approved by the City Council

ORDINANCE

Approving the Rezoning

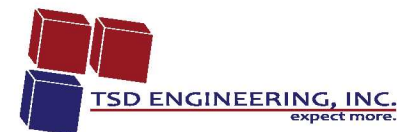
ORDINANCE

Amending Title 18, Chapter 18.32 of the Lincoln Municipal Code and
Approving the Amended General Development Plan

PROJECT SPONSORS



4120 Douglas Blvd. #306-534
Granite Bay, CA 95746
P: 916.797.3347



31 Natoma Street, Suite #160
Folsom, CA 95630
P: 916.608.0707
F: 916.608.0701

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01 INTRODUCTION



 *Meadowlands*

1.0 INTRODUCTION

This Amended General Development Plan (GDP) shall amend, rescind, and repeal the previous Meadowlands General Development Plan, approved by the Lincoln City Council on June 26, 2012. By Ordinance Number 867B. This Amended GDP serves to establish the zoning for the Meadowlands property that allows for the development of Low Density Residential, Medium Density Residential, High Density Residential, Parks, and Open Space. Additionally, the Amended General Development Plan includes design guidelines and development standards to direct future development of the site. This document is consistent with and will implement the City of Lincoln General Plan, with the approval of a concurrent General Plan Amendment, that reflects the same goals, policies, objectives, and plan elements of this Amended General Development Plan.

1.1 Authority and Purpose

This Amended General Development Plan governs development of the site. The Amended General Development Plan establishes land use, zoning, development standards, and design guidelines for the site per section 18.32.040 of the Lincoln Zoning Ordinance. The General Development Plan provides zoning regulations and enables further entitlements such as a Specific Development Plan, Tentative Maps, Final Maps, Conditional Use Permits, and Building Permits. The City's Planned Development District requires the approval of a General Development Plan, Tentative Subdivision Map, and Final Map, prior to commencement of site improvements and construction.

1.2 Severability Clause

In the event that a California or Federal Court of competent jurisdiction holds any regulation, condition, program, or portion of this Amended General Development Plan invalid or unconstitutional, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining provisions.

1.3 Project Location

Meadowlands is located in the northeastern portion of the City of Lincoln. Neighboring the northern edge of the historic Downtown, the site is bounded by Gladding Road and the Gladding McBean Pipe Manufacturing Plant (Gladding McBean Plant) on the west, Ninth Street to the south, East Avenue on the east, and the City of Lincoln city limits to the north (refer to Figure 1-1). Meadowlands Open Space Preserve runs through the northwest portion of the site. Carlin C. Coppin Elementary School is located adjacent to the northeastern portion of the site along East Ave at 12th Street, and is bounded by the site on three sides. Lincoln Boulevard (Old State Route 65) is located approximately 1/4 mile west of the site, and serves as the main access route through the City. SR 193 is located approximately 1/4 mile south of the site.



Figure 1-1 Location Map

1.4 Project Overview

The approximately 109 acre site is developed as two distinct districts to address land use, zoning and development standards of the project. The districts are as follows:

- **District One - Meadowlands Open Space Preserve**
- **District Two - Meadowlands Neighborhood**

District One includes a portion of Meadowlands Open Space Preserve directly north of the Gladding McBean Plant. This area, referred to as the Meadowlands Open Space Preserve, is designated as Open Space and will be preserved as an environmental resource. District Two is the Meadowlands neighborhood which allows a variety of uses to create a pedestrian oriented neighborhood based on principles of quality single family residential master-planned neighborhood subdivision design, combining a mixture of densities, substantial open space, park uses, and pedestrian access. (See Figure 1-2 for District Map and Land Use Designation Diagram)

The two primary design intents of the General Development Plan are: 1) to preserve a portion of the Meadowlands Open Space Preserve; and, 2) to create a quality, pedestrian-oriented residential neighborhood, that is consistent with current market demands for detached single family residential housing, creating a mixture of uses within a well-planned cohesive community.

To achieve the first design intent, this GDP creates a single zoning for District One that prevents development and promotes and protects the existing environmental condition of the Meadowlands Open Space Preserve to continue and prosper.

To achieve the second design intent, the planning of the Meadowlands neighborhood (District Two) is based on quality neighborhood design principles, and provides a strong emphasis on pedestrian activity. The Meadowlands Neighborhood includes many design principles, such as: a safe and connected network of sidewalks and trails; a strong street presence; master-planned single family residential neighborhood structure; and a substantial amount and variety of open space, parks, and recreation elements, to enhance the overall sense of place and livability of the neighborhood. A mixture of single family residential densities and higher density multi-family residential units are integrated into the plan using these principles. The Meadowlands neighborhood will be a livable, walkable, vibrant neighborhood that unifies the low, medium, and high density residential units, and is complementary in character to the adjacent open space. The substantial amount and variety of open space will enhance both the Meadowlands Neighborhood and the surrounding community.

The General Development Plan addresses zoning for the site by establishing zoning classifications. The overlay zoning for the entire site is Planned Development (PD). Because the residential zoning is planned development, the development standards are set by this Amended General Development Plan (GDP). The Amended GDP shall take precedence over the City's zoning ordinance. The zoning classifications found within the Meadowlands are defined as follows:

- **Single Family (LDR) is one of two predominant residential zones in District Two.**
- **Single Family (MDR) is the other.**
- **Multi-Family (HDR) located in District Two adjacent to Open Space, Detention Basin, and the proposed Gladding Parkway and C Street.**
- **Open Space - Conservation (OS-C) is passive in nature and provides open green spaces appropriate for environmental preserve. This zoning is heavily regulated.**
- **Open Space - Recreation (OS-R) Provides for more interactive open space improvements such as seating areas and trails, and acts as a transitional area between the Open Space Conservation area and the more developed portions of District Two.**
- **Open Space - Storm Detention (OS-SD) provides for storm detention.**
- **Linear Park (LP) Provides passive open space, trail, fencing, wall, and landscape berm/buffer.**
- **Park (P) provides informal park.**

For each of these zoning classifications, the Amended General Development Plan (GDP) establishes a list of permitted uses and development standards (refer to Chapter 2).

Individual phases of development in the plan area are required to comply with the relevant development criteria and guidelines applicable to the proposed use and zone. It is the intent of the General Development Plan to provide a direct and flexible framework which, when implemented, will create an attractive and unified community character and form. All development proposals within the Meadowlands are subject to the regulations identified in this document.

1.5 Relationship to Existing Documents

The project is in the Lincoln city limits and is regulated by the City's General Plan. The General Development Plan is an implementation tool of the General Plan and the goals, objectives, and policies specific to the General Development Plan shall be consistent with the goals, objectives, and policies of the General Plan. This Amended General Development Plan is consistent with the General Plan.

The establishment of a Planned Development (PD) overlay zone for the site will establish new zoning districts that govern development in the area and will include standards and guidelines. The standards and guidelines set forth in this Amended General Development Plan shall supersede those contained in the City of Lincoln zoning standards. Where this GDP is silent on a topic, the City's adopted zoning regulations take precedence.

The overlying district is envisioned to be primarily single family in use, and will employ various design features including, but not limited to, canopy street trees, edge landscaping, special street lighting, and streetscape transitions. This Amended General Development Plan employs these features.

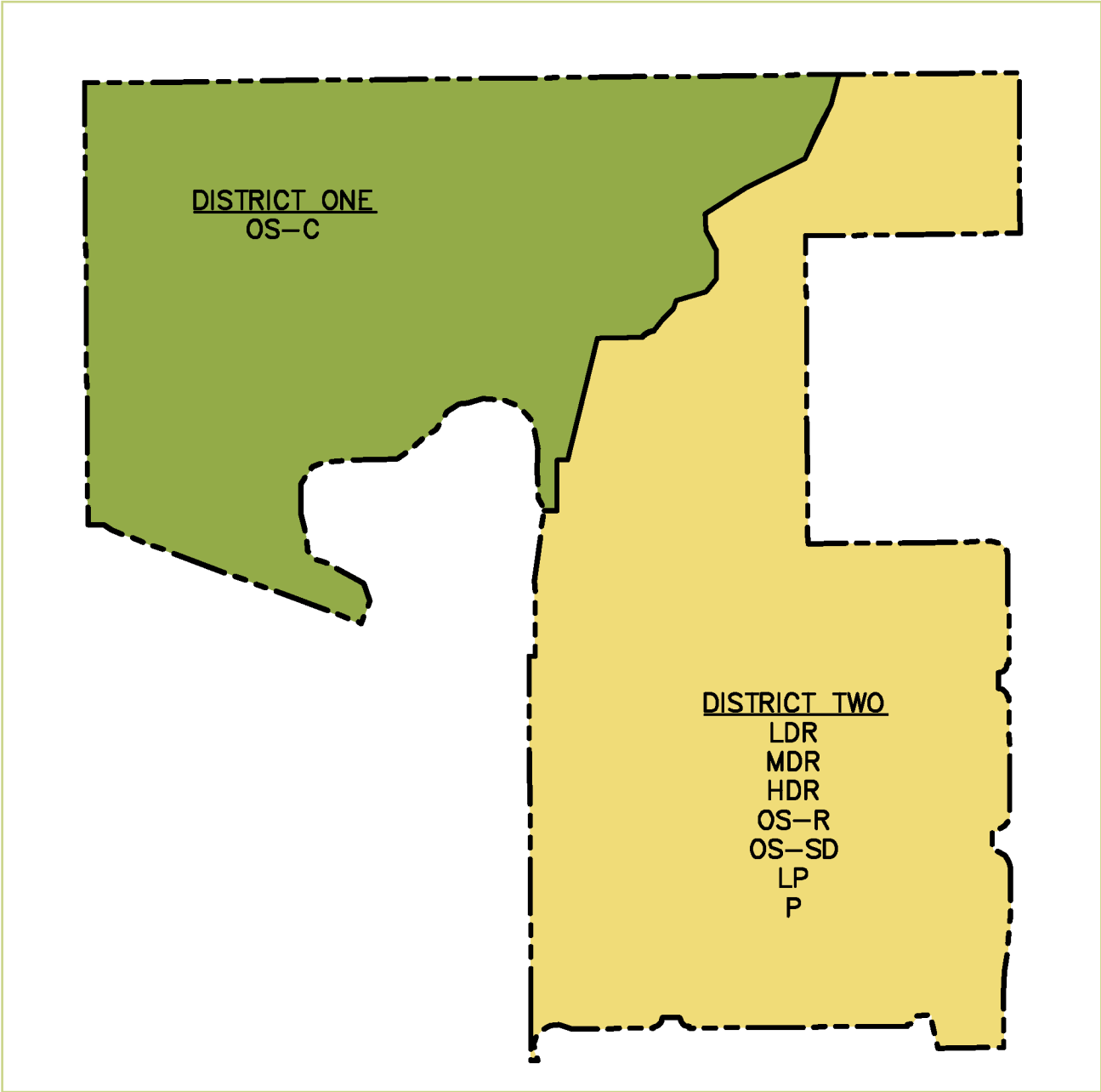


Figure 1-2 District Map and Land Use Designation Diagram

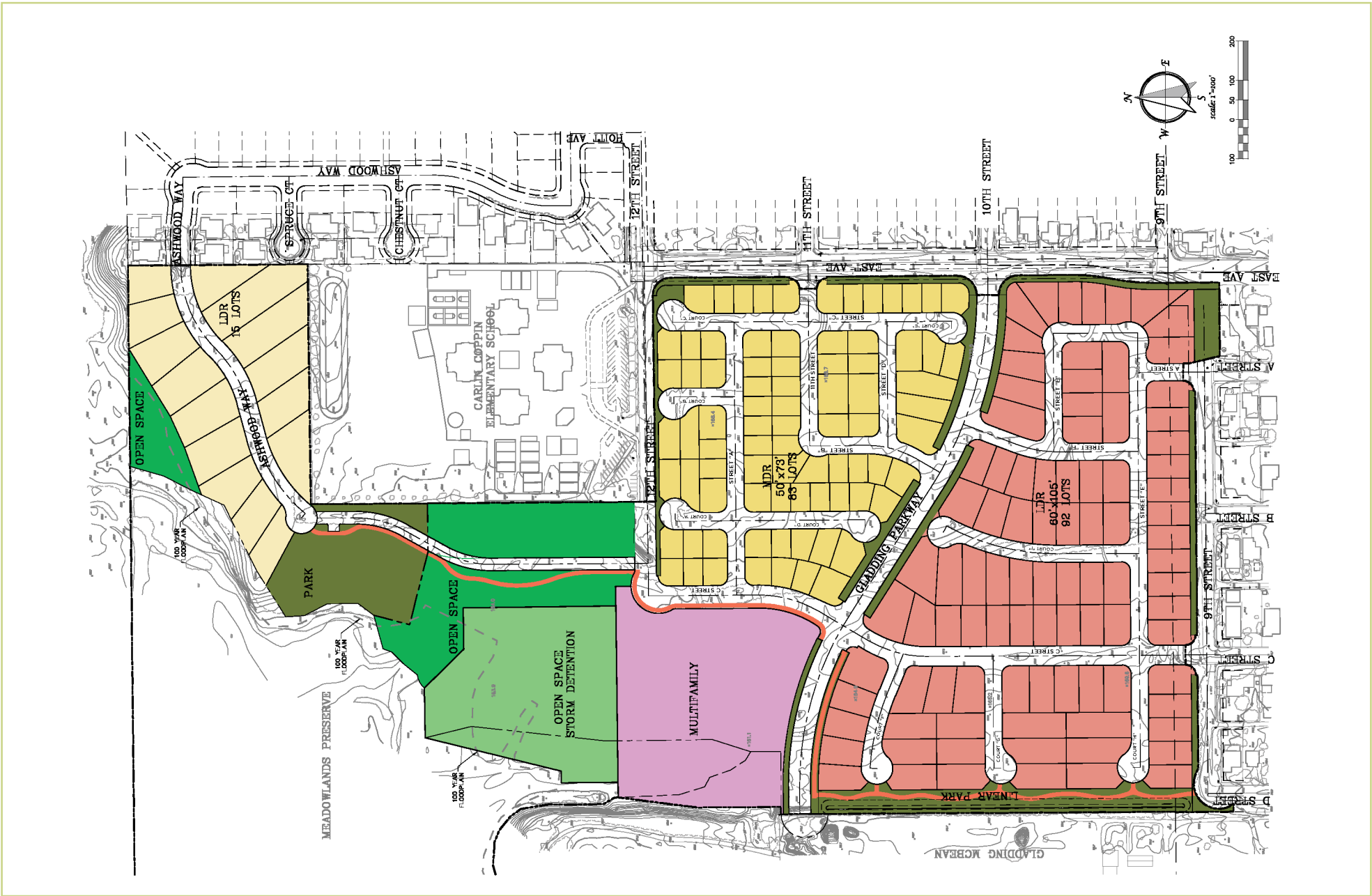


Figure 1-3 Preliminary Site Map

02 DEVELOPMENT STANDARDS



 *Meadowlands*

2.0 DEVELOPMENT STANDARDS

This chapter provides comprehensive land use, zoning, and development standards for Meadowlands. Interpretation of standards and policies lies with the City of Lincoln Development Services Department. All development in Meadowlands shall comply with these development standards. Applicants seeking to modify these standards shall submit a General Development Plan amendment and any proposed modifications shall be consistent with the goals and policies set forth in this General Development Plan. Minor modifications are allowed. See the Implementation Chapter. For regulations not covered in this GDP refer to the City of Lincoln Municipal Code Title 18 Zoning Standards. This General Development Plan shall prevail where it conflicts with the City of Lincoln Zoning Code.

2.1 Development Standards Goals, Objectives, and Policies

Development Standards Goal:

Establish design criteria that create a complementary design theme for the varied uses within the site.

2.1.1 Objective-1

Preserve natural resources and limit development in environmentally sensitive areas.

Policies:

- a. Create the Meadowlands Open Space Preserve parcel (District One).
- b. No development will occur within this environmentally-focused parcel. Activities shall be in accordance with all governing regulations and policies.

2.1.2 Objective-2

Develop an assortment of land uses that are compatible to one another, and provide an assortment of housing opportunities.

Policies:

- a. Create a Planned Development (PD) with land use designations that allow greater flexibility in the development of the project.
- b. Designate District Two for development of the Meadowlands Neighborhood.
- c. Single family residential development shall provide a variety of housing styles for residents.
- d. Future Multi-family housing design will be consistent with design standards for the City of Lincoln for multi-family housing, and shall be subject to Specific Development Plan and Design Review approvals by the City of Lincoln.

2.1.3 Objective-3

Create a pedestrian oriented, single family residential designed neighborhood.

Policies:

- a. Provide a connected network of sidewalks and trails along a combined open street and cul-de-sac pattern throughout the site.
- b. Include a mix of uses that support pedestrian activities such as trails, parks, open space, and an interconnected network of sidewalks.
- c. Residential lot sizes vary for added flexibility of product type, where practicable or desired.

2.2 Land Use Designation

As a part of the General Plan Amendment, the existing land use designation of the project was changed from Single Family Residential, Open Space and Light Industrial to include a broader mix of land uses. These new land uses are located in two unique Districts:

- **District One – Meadowlands Open Space Preserve, which is designated as Open Space-Conservation (OS-C);**
- **District Two – Meadowlands Neighborhood has Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Open Space-Recreation (OS-R), Park (P), Linear Park (LP), and Open Space-Storm Detention (OS-SD) designation.**

The following sections provide a detailed description of the land use, zoning, uses and development standards permitted in each of these District areas. Figure 2-1 shows the approximate locations and boundaries and land use designation of each District. Table 2-1 provides the list of land uses and gross acreages for the project.

Table 2-1 Land Use Summary

Land Use Designation	Gross Acres ¹	Land Use Distribution	Density Range	Unit Range ²	Population Range ³	Proposed Units*	Projected Population*
District One							
Open Space (OS-C)	47.14	43%					
District Two							
Low Density Residential (LDR)	28.15	26%	1.0 - 5.9	28 - 166	66 - 390	107	253
Medium Density Residential (MDR)	13.73	13%	6.0 - 12.9	82 - 177	193 - 416	83	195
High Density Residential (HDR)	6.20	6%	13.0 - 20.0	81 - 124	190 - 292	104	244
Open Space (OS-R)	4.77	4%					
Open Space - Storm Detention (OS-SD)	4.11	4%					
Park (P)	2.20	2%					
Linear Park (LP)	1.40	1%					
Landscape Lots	1.19	1%					
Total	108.89	100%		191 - 467	449 - 1098	294*	690*

Assumptions:

¹ Gross Acres includes local roads.

² The Unit Range indicates allowable unit totals based on density. Unit Range include only single family and multi-family residential units; secondary units are contemplated but not included. Refer to Land Use & Zoning section for more information on the overall number of dwelling units allowed for the project.

³ Population is derived from the 2009 California Department of Finance for the City of Lincoln. The average household size is 2.35.

* Note: A Tentative Subdivision Map accompanies this amended GDP.

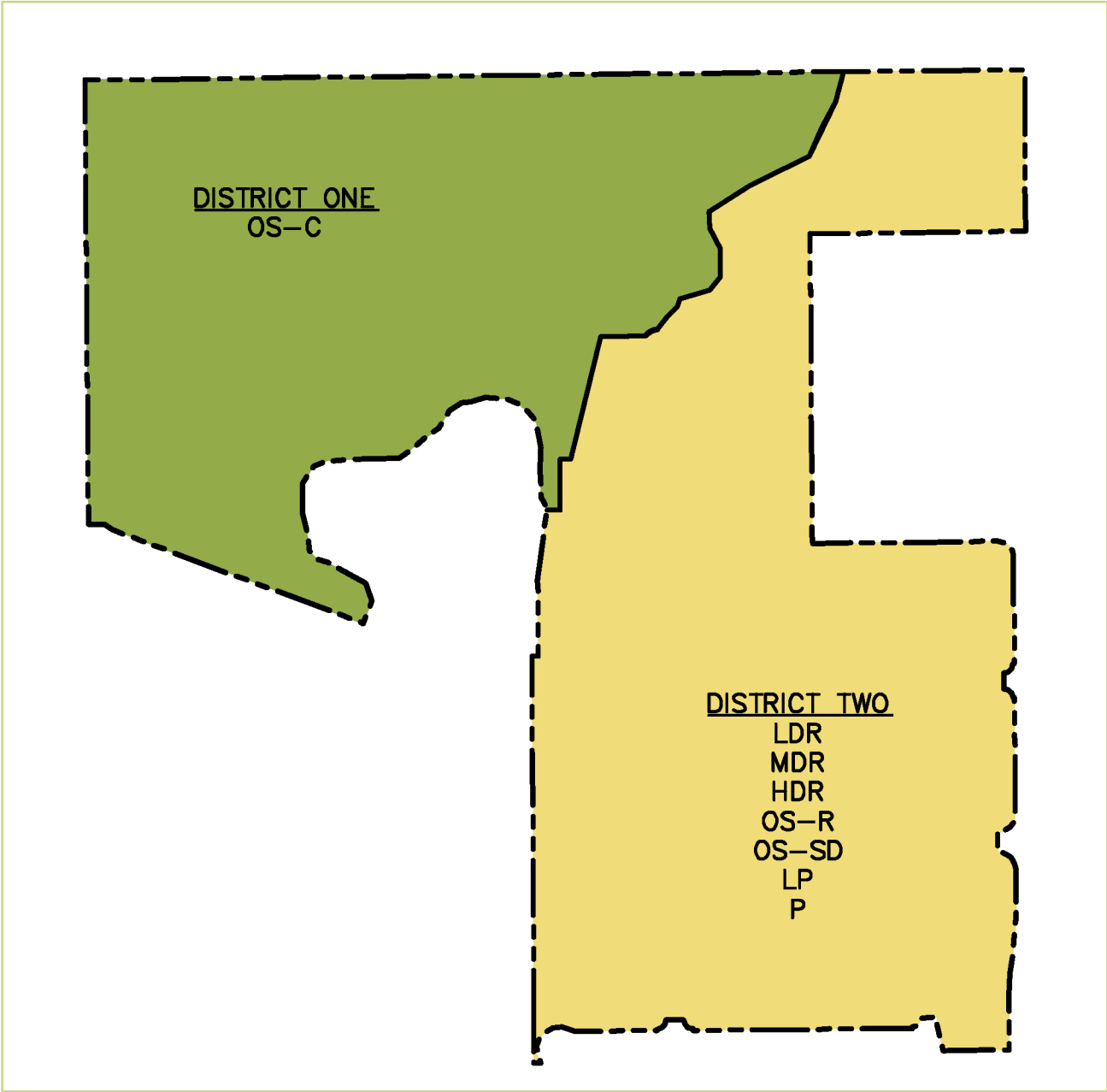


Figure 2-1 District Map and Land Use Designation Diagram

2.3 Zoning

Zoning determines the form and character of development per District and dictates the permitted uses applicable for each. Figure 2-2 depicts the zoning applied to each of the Districts and the land uses contained within them. The following sections include discussion of the zoning applicable for each District including development standards and permitted and conditionally permitted uses.

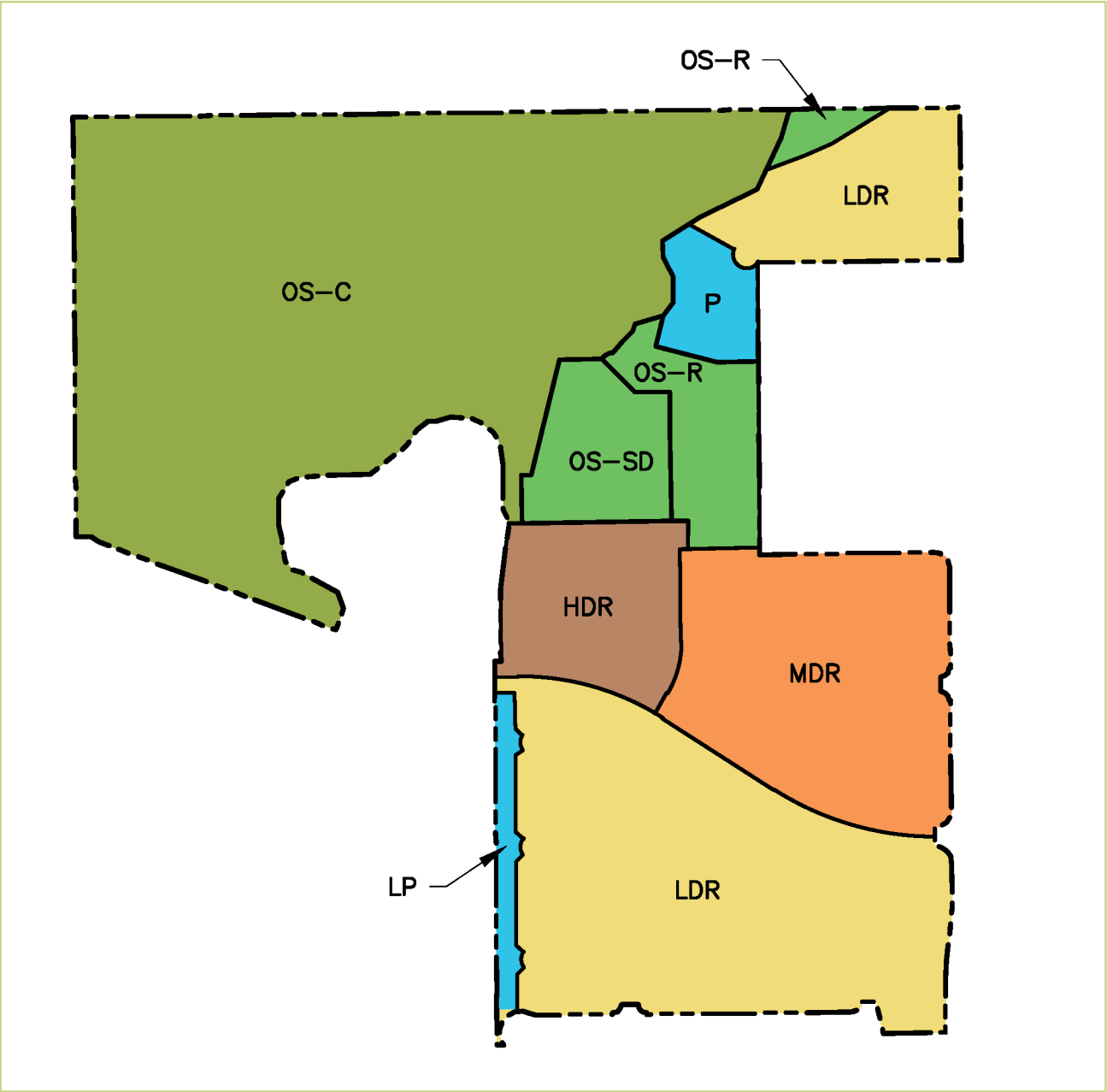


Figure 2-2 Zoning Diagram

2.4 District One –
Meadowlands Open Space Preserve

2.4.1 Description

The approximately 47 acre Meadowlands Open Space Preserve parcel (District One) is designated as open space preserve. This designation protects the environmentally sensitive resources located within this portion of Meadowlands, and provides a unique amenity to the Meadowlands Neighborhood. It is anticipated that the City or other entity approved by the natural resources agencies shall own and maintain this open space.

2.4.2 Zoning

District One is zoned as Open Space-Conservation (OS-C). This is the more restrictive of the three open space zones located within the Meadowlands. Improvements are not allowed in the OS-C zone to preserve the environmentally sensitive resources located within it.

2.4.3 Development Standards

All applicable building codes, standards, and Environmental Impact Report mitigation measures shall be implemented for any development that may occur within District One. Any development in District One shall adhere to all restrictions and requirements of governing regulatory agencies.

2.5 District Two –
Meadowlands Neighborhood

2.5.1 Description

The Meadowlands Neighborhood is a pedestrian oriented, residential neighborhood development with a mix of low density single family residential, medium density single family residential, and high density multi-family residential units of varying styles and sizes. Also included in the neighborhood are parks, trails, and open space Storm Detention areas. District Two is approximately 62 acres in size. Located north of Downtown Lincoln, the Meadowlands Neighborhood is contiguous with existing development and is compatible with the surrounding area.

The General Plan shows Gladding Parkway, an arterial road, will bisect the project site, connecting East Avenue to points west. The layout of the Meadowlands provides an alignment of this roadway that is similar to that shown in the current City of Lincoln General Development Plan. However, a General Plan Amendment to reflect the proposed alignment will be processed concurrently with this Amended Meadowlands General Development Plan, so that it ensures an alignment that is consistent with that shown on the City's General Plan. Running generally east to west across the site, this alignment of the Parkway separates the Meadowlands into two distinct sections. The Meadowlands designates the area along the north side of this alignment from East Avenue to the new C Street, as medium density residential, and the area along the south side of this alignment from East Avenue to the west boundary of Meadowlands as low density residential, providing a unifying element between the northern and southern portions of the neighborhood. A high density residential (HDR) area is located along the north side of the Gladding Parkway alignment, extending from the west side of the new C Street to the west boundary of the Meadowlands. The clustering of the lower and medium densities, together with a separate but nearby multifamily area, at the central core of the project, helps create a community feel within Meadowlands, creating a sense of entry into the neighborhood, and to provide a variety of housing with different lot sizes and densities on either side of the Parkway, that is in close proximity to Downtown. Additional discussion concerning the Parkway portion of the project occurs in Chapter 3.0.

2.5.2 Zoning & Permitted Uses

The Meadowlands Neighborhood contains several zoning classifications in order to create an attractive, comprehensive neighborhood. The following zones are included within the Meadowlands Neighborhood: Single Family Residential (LDR), Medium Density Residential (MDR), Multi-Family Residential (HDR), Open Space Recreation (OS-R), and Open Space – Storm Detention (OS-SD), Park (P), Linear Park (LP). The total number of residential units within the Meadowlands shall not exceed 300 units.

Single Family Residential Zoning (LDR) and (MDR)

Single Family Residential zoning (LDR) and (MDR) includes detached, single family residential units with attached street-front garages and driveways. Lot widths and depths vary to allow for a range of lot sizes with a minimum allowable lot size of 6,000 square feet in the LDR zone and 3,500 square feet in the MDR zone. The General Development Plan refines and restricts the permitted uses to those deemed appropriate for this location and project; refer to Table 2-2 for a list of permitted uses within the Single Family Residential zones. Based upon a finding that a use is consistent with the goals, objectives, and design guidelines for Single Family Residential Zoning, the Planning Commission may approve additional uses.

Table 2-2 Single Family Residential Zoning (LDR) and (MDR) Permitted Uses	
Use	Permitted / Conditional Use Permit Required
Accessory Buildings	P
Ancillary Parking	P
Churches	CUP
Home Occupations	P ¹
Parks and Playgrounds	P
Public Utility Buildings and Uses	CUP
Secondary Units	P ²
Single Family Dwellings	P
School	P
Temporary Sales Office	P
Other Uses Similar in Nature ³	CUP

¹ Subject to Lincoln Municipal Code (LMC)
² Subject to LMC 18.37
³ As determined by the Planning Commission
P = Permitted
CUP = Conditional Use Permit

Multi-Family Residential Zoning (HDR)

Multi-Family Residential Zoning (HDR) is clustered in the central portion of the site north of the proposed Gladding Parkway and west of C Street, adjacent to the Open Space and Detention uses. This zoning includes attached housing product that may include, but are not limited to, multi-story apartment, townhouses, condominiums, and row houses. Additionally, uses such as temporary sales offices and permanent on-site offices for the multi-family product may be located within this zone. Permitted uses for Multi-Family Zoning are reflected in Table 2-3. The General Development Plan refines and restricts the permitted uses to those deemed appropriate for this location. Based upon a finding that a use is consistent with the goals, objectives, and design guidelines for Multi-Family Residential Zoning, the Planning Commission may approve additional uses. All multi-family residential uses and plans shall be subject to specific development plan review and design review approvals.

Table 2-3 Multi-Family Residential Zoning (HDR) Permitted Uses	
Use	Permitted / Conditional Use Permit Required
Accessory Buildings	P
Ancillary Uses	P
Apartments	P
Churches	CUP
Club houses	CUP
Condominiums	P
Duplexes	P
Leasing Office	P
Other Uses of Similar Nature ¹	CUP
Parks and Playgrounds	P
Public Buildings	CUP
Row Houses	P
Schools	CUP
Temporary/Permanent Sales Offices	P
Townhouses	P
Triplexes	P

¹ As permitted by the Planning Commission
P = Permitted
CUP = Conditional Use Permit

Open Space - Recreation Zoning (OS-R) and Park (P)

Open Space Recreation Zoning (OS-R) within the Meadowlands Neighborhood is envisioned for neighborhood use and may be used for passive recreation and other appropriate uses. Open space is included in areas adjacent to Meadowlands Open Space Preserve in the northwest corner of the site as well as other areas along the site boundary to maintain a transitional zone between District One and the development in District Two. OS-R zoning allows for a greater variety of improvements and uses than the Open Space-Conservation (OS-C) zoning. Permitted uses for Open Space Recreation Zoning are reflected in Table 2-4. Several wetland features will be preserved and protected in this area.

An informal Park (P) is provided near the northwest corner of Carlin C. Coppin Elementary School (See Figure 2-3).

Table 2-4 Open Space - Recreation Zoning (OS-R) and Park (P) Permitted Uses	
Use	Permitted / Conditional Use Permit Required
Fencing	P
Parks and Playgrounds	P
Picnic Areas	P
Seating Areas	P
Signage	P
Public Roads/Driveway	P
Trails/Walkways	P
Walls	P

P = Permitted
CUP = Conditional Use Permit



Figure 2-3 Conceptual Park Rendering

Open Space - Storm Detention Zoning (OS-SD)

Open Space Storm Detention zoning within the Meadowlands Neighborhood defines the storm water detention basin to receive and control storm water run-off in the Plan Area. Improvements within this zone are maintained as Public Facilities, to serve as a storm water detention facility and open space amenity.

Table 2-5 below reflects the permitted and conditionally permitted uses within this zone.

Table 2-5 Open Space-Park Storm Detention (OS-SD) Permitted Uses	
Use	Permitted / Conditional Use Permit Required
Detention Basin	P
Open Space	P
Trails/Walkways/Service Roads	P

P = Permitted
CUP = Conditional Use Permit

Linear Park (LP)

An approximate 1.4 acre Linear Park is located along the west boundary of the Meadowlands, extending from 9th St. to the Gladding Parkway alignment. This passive greenbelt park will consist of a landscaped berm, masonry wall (already completed by industrial owner), and future trail. This feature will serve as an added buffer area between the Meadowlands residential area and the industrial uses to the west.

Table 2-6 Linear Park (LP) Permitted Uses	
Use	Permitted / Conditional Use Permit Required
Landscaping	P
Masonry Wall	P
Seating Areas	P
Trails/Walkways	P

P = Permitted
CUP = Conditional Use Permit

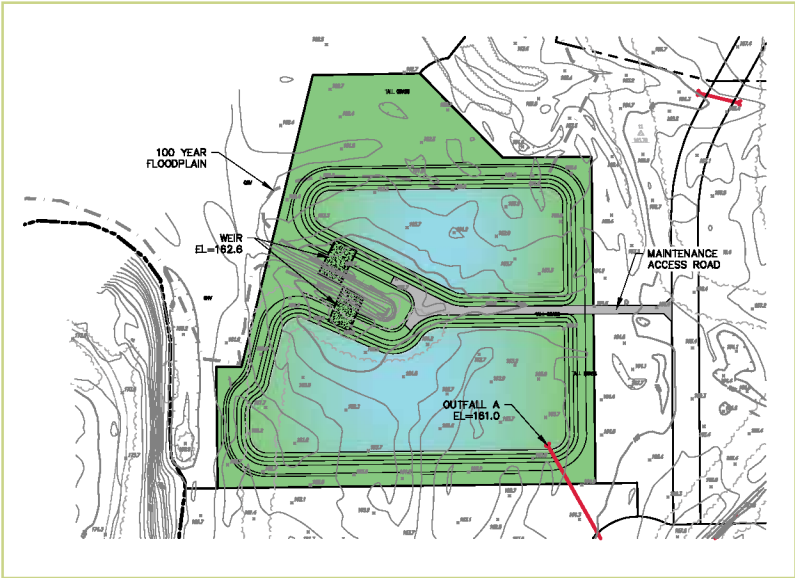


Figure 2-4 Rendering of Storm Detention Basin

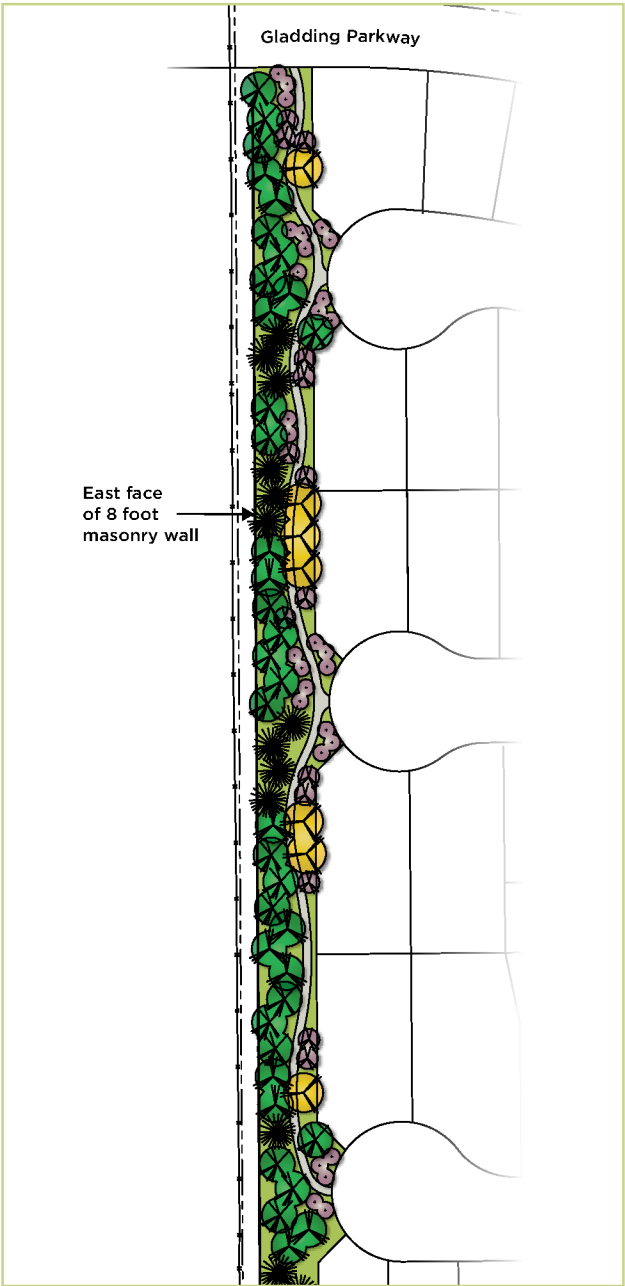


Figure 2-5 Rendering of 9th Street linear park

2.5.3 Development Standards

Residential density and development standards set forth herein shall supersede City of Lincoln Zoning Standards. All applicable City building codes, standards, and Environmental Impact Report mitigation measures shall be implemented.

The following Table 2-7 depicts the development standards for the single family residential zones. Multi-family development standards (see Table 2-8) will be subject to further review and approval of future Specific Development Plan and Design Review submittals. The Planning Commission shall make a finding of consistency with Chapter 2 and Chapter 5 of this General Development Plan.

Alternative standards may be approved by the Planning Commission and City Council at the time of project review in order to achieve better building design

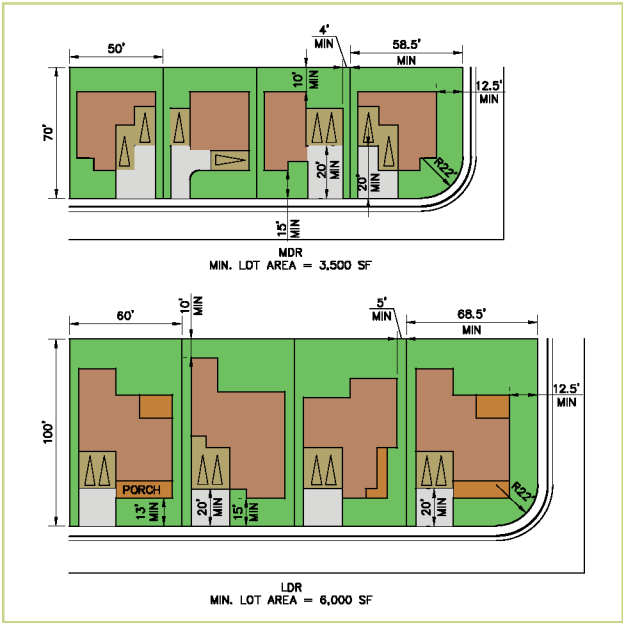


Figure 2-6 Development Standards

Note: Graphic illustrations show intent of development standards only and do not reflect actual building configuration. They are provided to assist in interpretation.

Table 2-7 Single Family Residential Zoning Development Standards		
Category		Regulation
Land Use		Medium Density Residential (MDR) and Low Density Residential (LDR)
Zoning		Single Family Residential Zoning (MDR) and (LDR)
Permitted Uses		Refer to Table 2-2
Lot Configuration		
Lot Size Range		3,500 sq. ft. min. (MDR); 6,000 sq. ft. min. (LDR)
Lot Area		
Interior Lot		3,500 sq. ft. min. (MDR); 6,000 sq. ft. min. (LDR)
Corner Lot		4,000 sq. ft. min. (MDR); 6,800 sq. ft. min. (LDR)
Width		
Interior Lot		50 ft . min. (MDR, LDR)
Corner Lot		58.5 ft. min. (MDR, LDR)
Depth		68 ft. min (MDR); 100 ft. min. (LDR)
Lot Coverage (including garage)		60% max. (refer to LMC 18.12.050) (MDR, LDR)
Setbacks (Measured at property line) - Standard SF Detached		
Front Yard	Main Building	15 ft. min. (MDR, LDR)
	Porch (Foundation Line)	13 ft. min. (MDR, LDR)
	Garage (Attached)	20 ft. min. to Face of Garage (MDR, LDR)
	Garage (Detached)	20 ft. min. (MDR, LDR)
Side Yard	Main Building	4 ft. min.* (MDR); 5 ft. min. (LDR)
	Side Street Yard	12.5 ft. min. (MDR, LDR)
	Front Loaded Garage	5 ft. min. (MDR, LDR)
	Rear Yard	Main Building
Accessory Building (other than garage)		7 ft. min.** (MDR, LDR)
Front Loaded Garage		5 ft. min (MDR, LDR)

* For MDR Side Yard setbacks under 5 ft., Air Conditioning units to be placed in backyard.

** Notes:

1. Secondary Units may encroach up to 3 feet into the required setback. Setbacks refer to first floor of development.
2. Architectural projections such as fireplaces, bay windows, may encroach into the required setbacks up to 30%.
A minimum setback of 3 feet must be maintained.

Table 2-7
Single Family Residential Zoning Development Standards (continued)

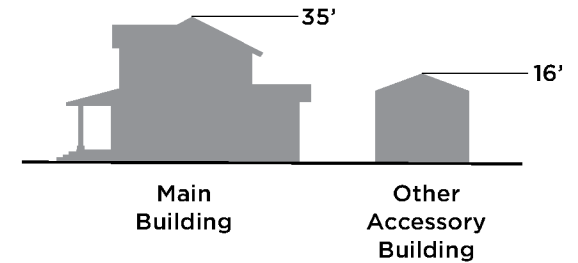
Category	Regulation
Building Height	
Height*	
Main Building	35 ft. max.
Secondary Residential Unit (Only ground level/single story; only Ashwood Way large lots)	Per Zoning Code
Garage and Other Accessory Buildings	16 ft. max.
Secondary Unit	
Floor Area	640 sq. ft. max.
Parking	Refer to Lincoln Municipal Code (LMC)
Fencing	Refer to Lincoln Municipal Code (LMC)

* Building heights are measured from finished building pad

Table 2-8
Multiple Family Residential Zoning Standards — Subject to Specific Development Plan (SDP)*

Category	Regulation
Building Height	50 ft. max.
Setback (Front)	13 ft. max.
Building Separation	10 ft. max.

* All Multiple Family Development Standards, except those listed in the above Table 2-8, shall be established at the time of Specific Development Plan and Tentative Map (if necessary) approval. The design of the Multi-Family project shall be architecturally compatible with the surrounding development.



03

CIRCULATION



Meadowlands

3.0 CIRCULATION

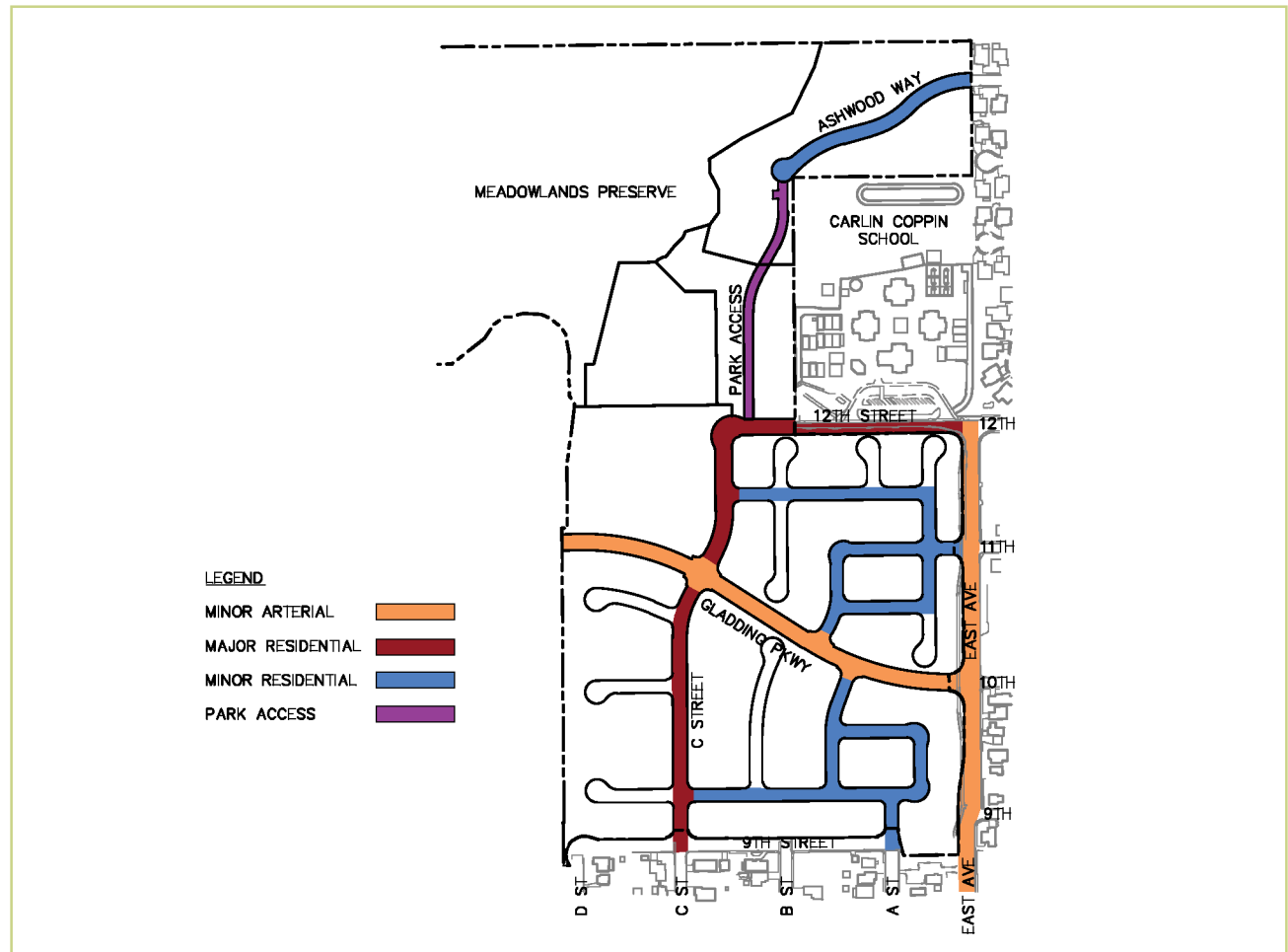
The circulation system designed in Meadowlands creates convenient access for both vehicles and pedestrians. The site is in a strategic location for providing connections to downtown and nearby businesses and to enhance regional transportation routes. Promoting walkability and creating a pedestrian oriented neighborhood with access to open space is a focal point in the design of the project's circulation system.

Gladding Parkway will serve as the main access point into the Meadowlands Neighborhood. It will enter the site from existing East Avenue, at 10th Street, and cross the site, extending west across District Two, and ultimately provide future connection (by others) to Lincoln Boulevard west of the Gladding McBean Plant. Gladding Parkway is proposed to ultimately provide an additional future east-west route through the City, which may alleviate some congestion in the downtown area and improve travel times by providing additional options for local and regional traffic traveling through the City. Gladding Parkway is also a designated Neighborhood Electric Vehicle Route NEV per the City of Lincoln NEV plan. Gladding Parkway will be constructed with the single family residential development of District Two. This roadway will extend from East Avenue to the west boundary of the Meadowlands. The developer of the single family residential portions will be responsible for construction of Gladding Parkway.

Vehicular access to District One is not provided.

The internal street system of the Meadowlands Neighborhood (District Two) is a modified grid comprised of a mixture of cul de sacs and local through-streets with connections to the surrounding circulation network, to tie existing neighborhoods to the site. The Circulation Diagram (refer to Figure 3-1), illustrates the approximate location of roadways. Several circulation improvements are proposed for existing streets including an extension of East 12th Street along the south side of Carlin C. Coppin Elementary School, which will provide additional access to the central section of District Two, the park, opens space areas, multiple family, and single family residential areas. A Street and C Street are extended from their current alignment to provide additional access to District Two from the south. Ashwood Way is extended from its current alignment into the proposed larger-lot subdivision located in the northeast corner of District Two. This roadway will be extended further south, as a public driveway, through the proposed Park and Open Space area, to tie into the 12th Street extension and the proposed C Street, providing continuous circulation, alternate emergency vehicle access, and vehicular/ pedestrian connectivity through the entire Meadowlands, from north to south.

Streets within District Two will be provided within rights-of-way and will be dedicated to the City.



3.1 Circulation Goals, Objectives, and Policies

Circulation Goal:

Provide a safe and efficient circulation system that promotes connectivity and access for motorists and pedestrians with emphasis on creating an attractive, pedestrian oriented community.

3.1.1 Objective-1

Provide an open, interconnected street pattern through the site that provides both internal connections and connections to the surrounding neighborhoods.

Policies:

- a. Provide logical connections with existing and planned streets to weave Meadowlands into the existing circulation network.
- b. A phased improvement of streets shall be permitted provided acceptable levels of service and access are maintained.
- c. All improved public streets shall be located in public rights-of-way and dedicated to the City of Lincoln.
- d. All streets should be generally consistent with the Circulation Diagram (Figure 3-1).
- e. All public street improvements shall comply with the approved street sections contained herein and on the Tentative Map.

3.1.2 Objective-2

Ensure that all streets and driveways are improved, landscaped, and maintained to meet the standards set forth by the City of Lincoln.

Policies:

- a. Along certain streets where a planter strip between the curb and sidewalk is constructed, trees shall be planted uniformly and at a consistent interval along all street frontages built by this project. It is recommended that trees be planted on an interval of approximately 30 feet on average and as feasible. Trees should provide a canopy character and a sense of repetition while defining the street edge and providing shade.
- b. Landscape areas should be maintained through a Lighting and Landscaping Assessment District, Benefit Assessment District, CFD, or other form of maintenance district to be determined by the City.
- c. All street landscaping, lighting and street improvements should be installed pursuant to the terms of the approved Tentative Map or other City review and approval process.



Uniformly spaced street trees.

3.1.3 Objective-3

Provide a convenient and practical system of sidewalks and trails to enhance pedestrian orientation of the Meadowlands Neighborhood.

Policies:

- a. Provide pedestrians with safe, conveniently located sidewalks as part of the circulation system.
- b. All street landscaping, lighting, and street improvements shall be installed pursuant to the terms of the approved Tentative Map or other City review and approval processes.



Detached sidewalks increase pedestrian feeling of safety.

3.2 Street Sections

All public street improvements shall comply with the approved street sections contained herein and on the Tentative Map, and with the City of Lincoln Public Works Specifications and Improvement Standards. All street sections shall be improved as generally shown in Figures 3-2 to 3-6 .

3.2.1 Gladding Parkway

At this time, the current General Plan indicates a minor arterial crossing the project site (Land Use and Circulation Diagram, adopted March 25, 2008). The alignment for the future Gladding Parkway (Parkway) shown in this Amended GDP design is located generally along a similar path, and is consistent with the general intent of this provision of the General Plan. The proposed Meadowlands alignment shows the Parkway entering the site at East Avenue at the intersection with 10th Street. This alignment then traverses the site, curving northward to the western edge of the project boundary. A general plan amendment is being processed concurrently with this Amended General Development Plan, to ensure definitive compatibility with the City of Lincoln General Plan.

The design for future Gladding Parkway is shown below and on the Tentative Map. The portion of the Parkway from East Avenue to the west boundary of the Meadowlands, will be constructed by the developer at the time of development of the single family portion of Meadowlands. The remaining portion of Gladding Parkway extending west of the west boundary of the Meadowlands, will be constructed some time in the future by others, to be determined by the City of Lincoln, and is not included with or required by the Meadowlands project. The right-of-way for the Meadowlands portion of Gladding Parkway will be dedicated to the City at the time of Final Map recordation of the Meadowlands project.

The Meadowlands design reflects the City's vision for the Parkway. Through coordination with the City it is understood that the City desires the design of the future Gladding Parkway will include a 72-foot curb-to-curb public right-of-way cross section. Sidewalks and landscape areas will be provided within lettered lots along both sides of the 72' public right-of-way (ROW), to provide continuous pedestrian circulation from the southwest corner of the Meadowlands, through the Linear Park, along Gladding Parkway and extending through the balance of the project (see Figures 3-2 and 3-11). The project design incorporates a special combined Neighborhood Electric Vehicle (NEV)/Bike Lane in both directions, consistent with the City's NEV Plan. Gladding Parkway is anticipated to be the main entry into the Meadowlands. It is envisioned to be a tree-lined street with sidewalks, special street lighting, NEV lanes, and attractive entrance signs/landscaping, to enhance the cohesiveness, desirability, and sense of entry into this quality master-planned neighborhood.

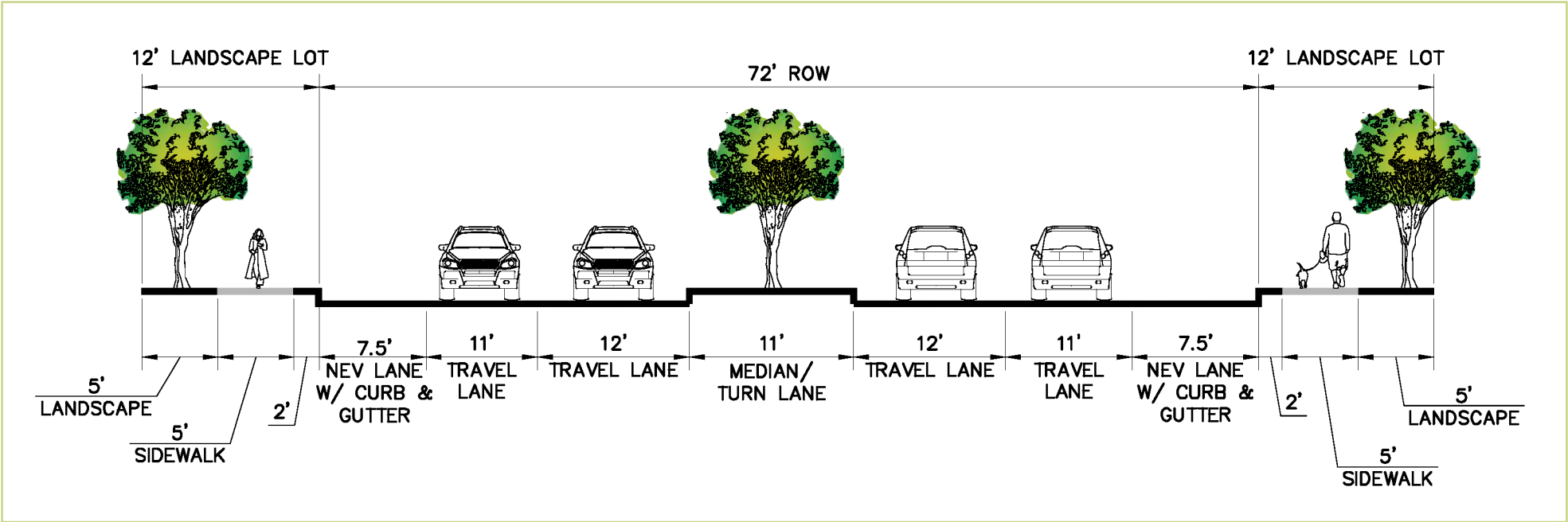


Figure 3-2 Preliminary Gladding Parkway

3.2.2 Local Streets

Local streets provide access and circulation to individual lots and form the internal circulation system of the neighborhood. Local streets have the capacity for light, localized traffic volumes and are not intended for the purpose of thoroughfares. The local streets in the Meadowlands were designed to include many principles of quality pedestrian-oriented neighborhood design. A strong emphasis was placed on designing a street system that promotes pedestrian activity by including safe and comfortable walkways and trails along the roads and limiting interaction between pedestrians and vehicles on certain streets. Attached or detached sidewalks are provided along both sides of most streets, creating a continuous pedestrian network that connects Meadowlands to the existing neighborhoods, Carlin C. Coppin Elementary School, and to Downtown Lincoln. Street widths are designed as narrow as allowed to provide higher housing density, minimize maintenance and heat island effect, and strengthen the neighborhood connection.

Local streets within the Meadowlands provide a network of new streets, extend existing streets through the site where practicable, and provide certain connections to existing adjacent neighborhoods and to nearby downtown Lincoln. Several existing local streets are extended into the site including East 12th Street along its alignment south of the Carlin C. Coppin Elementary School (See Figure 3-6), and the extension of Ashwood Way from north to south. Other such connections will occur at 9th Street, 10th Street and 11th Street. Once Gladding Parkway is constructed it will complete the 4-way intersection at 10th Street, and create the primary entrance into the Meadowlands neighborhood. Access from the south along 9th Street will also be provided via new roads into Meadowlands District Two, extending from the existing A Street and C Street intersections.

Descriptions of the street sections internal to the project are provided herein (See Figure 3-3). Additional street improvements will occur along existing East Avenue and 9th Street at the project perimeter; with a NEV Lane provided along the both sides of East Ave (See Fig. 3-4 and Fig. 3-5). The detailed design for these will be covered by the future engineering plans for the subdivision improvements.

Local Street/Driveway Through Park

The proposed street through the park is a driveway extension of Ashwood Way from its cul-de-sac terminus within the proposed large-lot single family subdivision area north of Carlin C. Coppin Elementary School and connecting to the proposed 12th Street extension located along the south boundary of the school. This driveway section is intended to be an informal public driveway and attempts to maintain views as much as possible along the park and open space areas, while providing additional vehicle/pedestrian access and EVA for the residents and visitors. The driveway includes a travel lane in each direction and a detached trail through the park (refer to Figure 3-7).

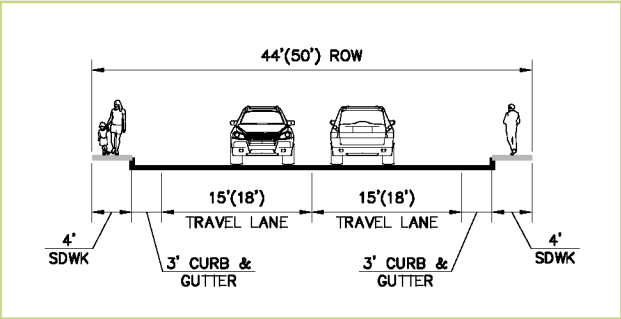


Figure 3-3 Local Street - Double Sided Parking

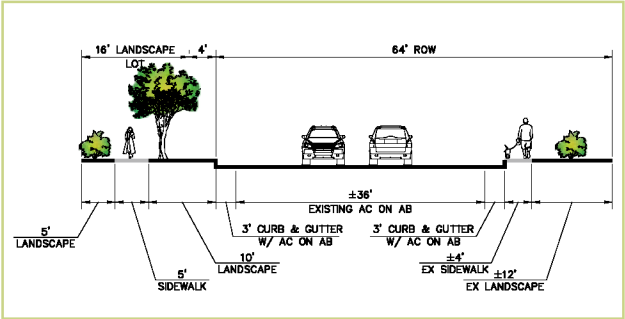


Figure 3-4 Preliminary 9th Street

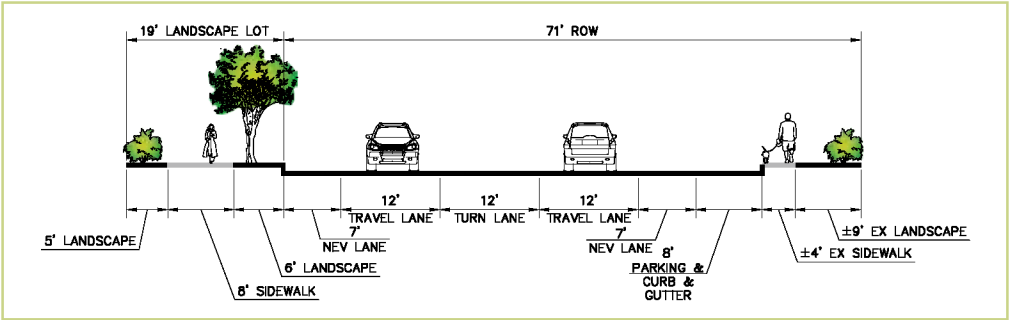


Figure 3-5 Preliminary East Avenue

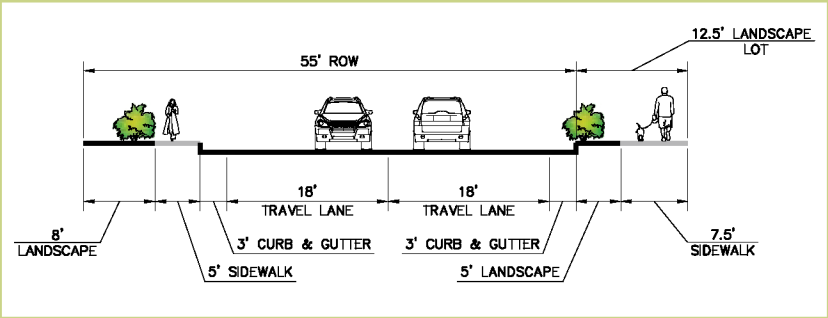


Figure 3-6 Preliminary 12th Street

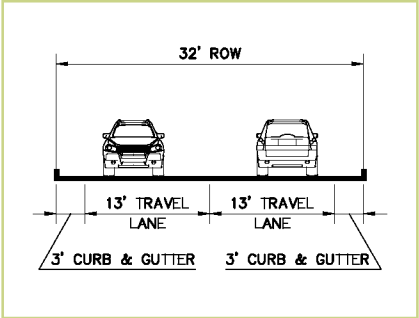


Figure 3-7 Preliminary Driveway

3.3 Parking

Meadowlands supplies residents with on- and off-street parking options. All single family residential units include two car garages to meet the City's requirement for off-street parking. Where secondary units are included on single family residential lots an additional paved, uncovered parking area shall be included adjacent to the garage.

Street parking has been included along much of the street frontages, including curb side in front of single family detached lots. This provides additional guest and temporary parking within the District Two neighborhood, in addition to the two-car garage and driveway area provided with each single-family residential unit. These parking areas exceed the minimum required number of parking spaces based on the Lincoln Zoning Ordinance. Examples of street parking are shown in the various street cross-section diagrams provided herein and on the Meadowlands Tentative Map.

3.4 Emergency Vehicle Access

The Meadowlands project team worked closely with the City Fire Department to meet, and exceed, emergency vehicle access (EVA) throughout the project. The City requires multiple levels of access which the project provides primarily through connections to certain existing streets, an open street network, ample travel ways on all streets, and a designated EVA access easement.

Primary emergency vehicle access to residential units and structures is provided along the streets throughout the neighborhood. The open street network provides direct access from multiple directions to the fronts of all lots. All roads provide a minimum of 20-feet width for EVA, together with intersection and cul de sac radii that meet minimum City required widths. Primary EVA to the multi-family site is provided from the new Gladding Parkway, the new C Street, and the extended 12th street. Substantial EVA is provided throughout the Meadowlands Neighborhood by a series of through-streets, the Gladding Parkway and East Avenue improvements, the extended 12th Street, the extended Ashwood Way, the 9th Street improvements, the new C Street connection from 9th Street, and a special EVA easement at 9th Street and East Avenue, to provide EVA throughout the site. The EVA easement incorporate a drivable surface (e.g. turf block, pavement, etc.) and removable bollards or other mechanism approved by the Fire Department that allow EVA and pedestrian access, while inhibiting other vehicular access (refer to Figure 3-8).

The EVA Diagram depicts access routes throughout the project (refer to Figure 3-9).

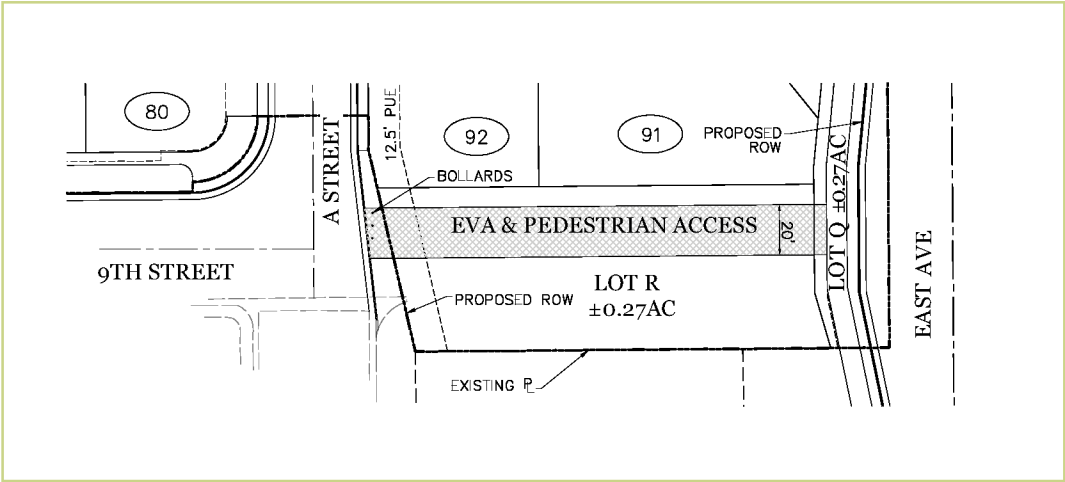


Figure 3-8 9th Street at East Street EVA Diagram.

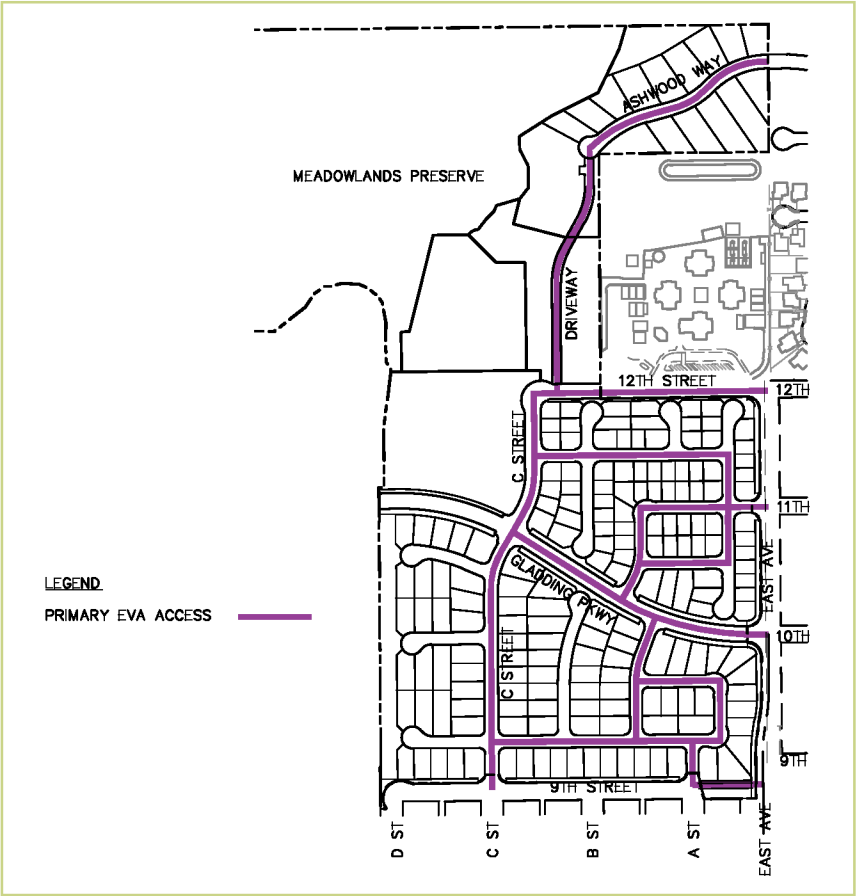


Figure 3-9 Emergency Vehicle Access Diagram EVA Easements

3.5 Pedestrian Circulation

The design for the Meadowlands puts a strong emphasis on creating a pedestrian-friendly neighborhood for the City of Lincoln. Pedestrian pathways and sidewalks are located throughout the site to provide a contiguous pedestrian network within the Meadowlands and connection to the existing network of walkways. Residences will be designed to allow direct pedestrian access to the sidewalks and trails throughout the community, and are located in close proximity to nearby amenities such as parks, open spaces and schools. These walkways and sidewalks provide residents with a direct, safe, and comfortable pedestrian connection from their front doors to the open space, parks, existing neighborhoods, and Carlin C. Coppin Elementary School, with downtown Lincoln a short stroll away.

3.5.1 Pedestrian Connections along Roadways

By providing a connected network of sidewalks and trails, Meadowlands takes the goal of being pedestrian oriented and sets it into action. Sidewalks are provided along all roadways within the site as described in detail in section 3.1. All residences within the community will have either attached or detached sidewalks at the street to provide increased convenience and safety for pedestrians.

3.5.2 Pedestrian Connections at Cul de sacs and EVA Easement

As a way of further connecting the pedestrian network provided along streets, pedestrian connections are provided at the 9th Street EVA location and at the end of cul de sacs. These connections provide added access to open space and parks, and aid in making pedestrian circulation more friendly, convenient, and purposeful throughout the entire neighborhood. Pedestrian connections are also provided between the adjacent single family residential neighborhoods and Gladding Parkway, enhancing foot-traffic between Gladding Parkway and the interior neighborhoods.

These cul de sac pedestrian access areas shall be landscaped and sufficiently lighted to create a pleasant and safe environment for pedestrians. Lighted bollards should be considered at these areas as a means of providing supplemental pedestrian lighting with lessened impacts on adjacent housing. Not only are these corridors an amenity for pedestrian circulation needs, but they may also provide suitable locations for utility alignment, if needed (See Figure 3-10).

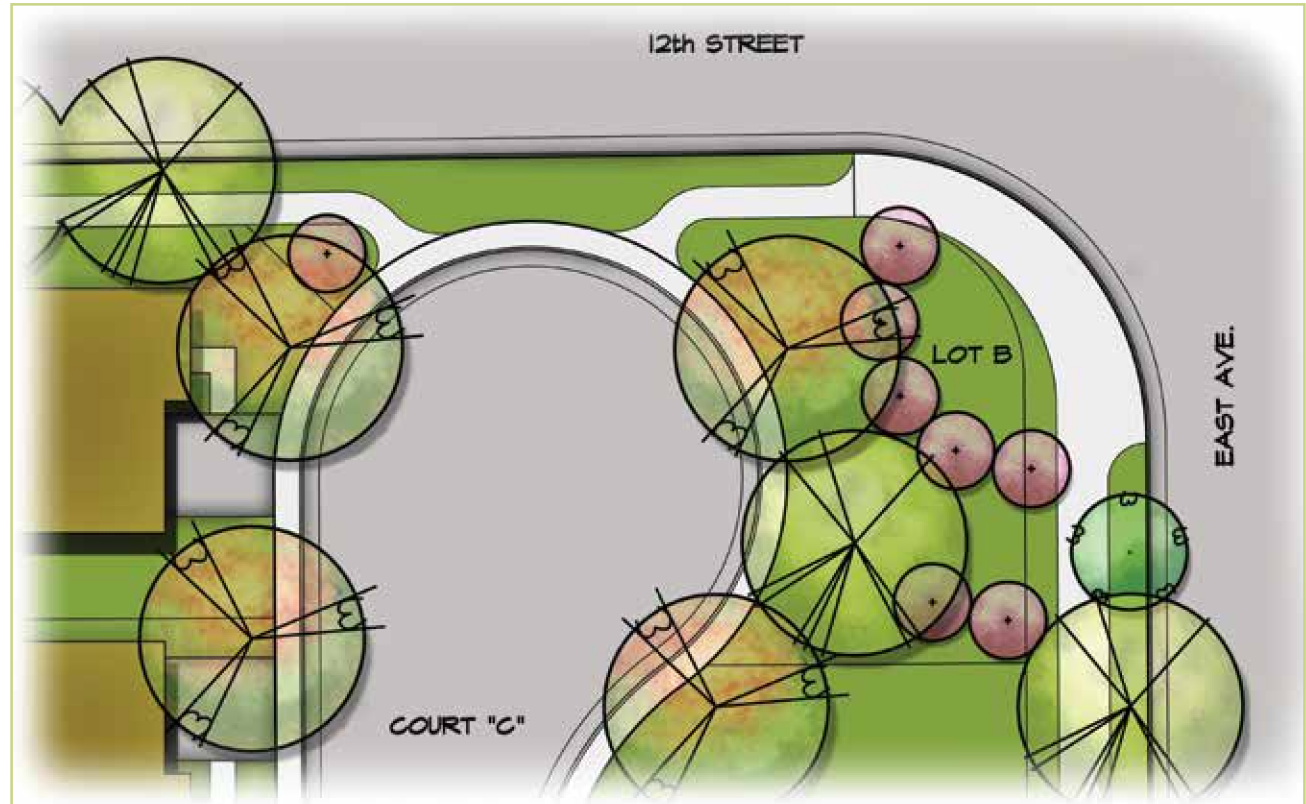


Figure 3-10 Cul de Sac Pedestrian Access

3.5.3 Pedestrian Connections along
Open Space-Storm Detention

A portion of the roadway layout in Meadowlands through the contiguous Open Space-Storm Detention and Park Areas, preserves as much as practicable an open view and visual access to this attractive amenity. Moreover, the meandering trail along this road provides pedestrian access along nearly the entire length of this important frontage. This pathway is located generally along the detention basin, providing residents access to this open space amenity within the site, and extends further north through the Open Space Recreation and Park designated areas (Refer to Figure 3-11). Such continuous pedestrian linkage also provides visual access to the Meadowlands Open Space Preserve. As these new trails and sidewalks connect to the existing walkway fabric of Lincoln, Meadowlands opens up this substantial combination of park, open space, and natural preserve to the greater community at large. Refer to Figure 3-11 for the layout of this trail system in Meadowlands.

Environmentally sensitive areas of the Meadowlands Open Space Preserve run directly up to the edge of portions of the Meadowlands combined Open Space Recreation, Park, and detention basin areas within the District Two neighborhood. The Meadowlands Open Space Preserve is an attractive, environmental resource, affording opportunity for observing nature from nearby access points. Meadowlands endeavors to provide pedestrian access near, but not into, this open space preserve, and recognizes the sensitivity of this environmental area. To protect and enhance this valuable open space amenity, the meandering trail is designed to provide open viewing of the Meadowlands Open Space Preserve for a short distance in the northeast portion of the site, refer to Figure 3-11. This short distance, may include additional aesthetic improvements, such as benches, signage, and open space fencing, which help to distinguish and further enhance this stretch of trail.

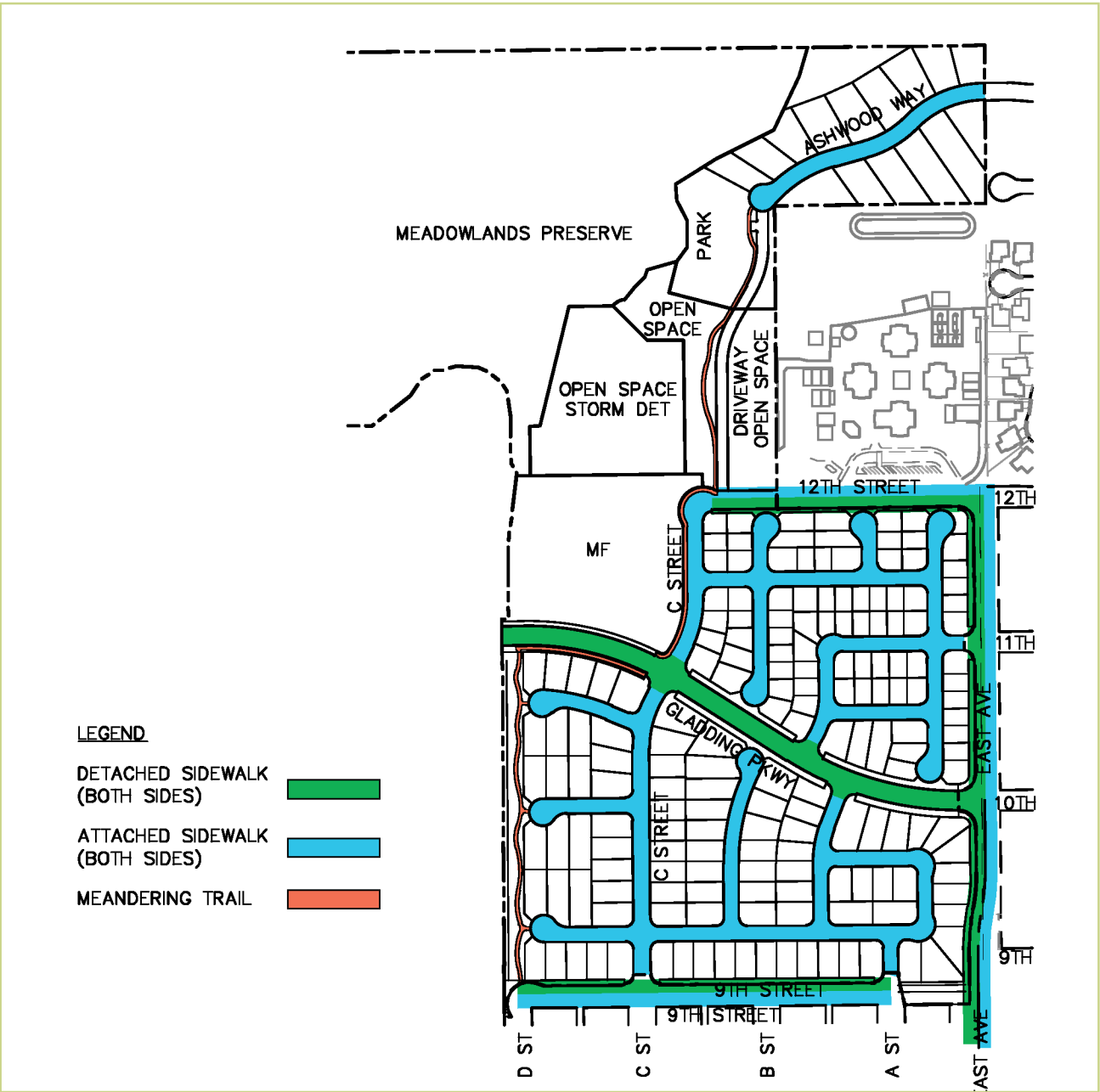


Figure 3-11 Pedestrian Circulation Diagram

04 OPEN SPACE AND PARKS



 *Meadowlands*

4.0 OPEN SPACE, PARKS, & RECREATION

Meadowlands provides park and open spaces that offer distinct types of open and green space. The Open Space Conservation zone (OS-C) is used to create a large open space preserve in District One. The Open Space Recreation zone (OS-R) is envisioned for neighborhood use and may be used for passive recreation areas or other appropriate uses. The Open Space Storm Detention zone (OS-SD) provides for a stormwater detention facility and open space. The Park Zone (P) provides for a neighborhood park in the proposed residential area. Refer to Figure 4-1 for location of these zones within the project. Also, an approximate 1.4 acre Linear Park (LP) is provided along the west boundary of District Two, between 9th Street and the future Gladding Parkway alignment. This will provide a continuous landscaped earth berm, visual screening wall, and trail, to serve as both a buffer from the adjacent industrial use, and as a pedestrian connection from the existing community to the south to the park and open space uses within the Meadowlands.

The OS-C zone as described in section 2.4.2 does not allow any development in the zone. OS-C is the more restrictive of the open space zoning districts and does not allow development, to be constructed within it. This zoning allows for the sensitive environmental resources contained within District One to be preserved and maintained as a permanent open space preserve. The Meadowlands GDP project does not propose improvements of any kind within this District One area.

The Open Space Recreation zone (OS-R) is used within District Two and allows for a limited amount of passive open space development. This open space enhances the neighborhood by providing valuable green space buffers between developed and conservation lands. Amenities provided in the OS-R zone include trails, seating areas, some possible recreational use, and a transitional open space area between District One and District Two.

Per the City's General Plan, 5 acres of parkland are required per every 1,000 residents. The projected population range for the project is 228 to 872, based on an average household population of 2.35 residents consistent with the 2009 California Department of Finance figures. This population range requires between approximately 1.1 and 4.4 acres of parkland be provided by the Meadowlands through dedication of land or payment of fees. The combination of the OS-C Zone, the OS-R Zone, the LP Zone, the OS-SD Zone, and the P Zone provide substantial park and open space areas for both Meadowlands and the City, well in excess of the parkland dedication requirements for the Meadowlands project. Therefore, no in-lieu fees will be required.

4.1 Open Space Goals, Objectives, and Policies

Open Space Goal:

Preserve environmental resources and provide an interconnected network of passive green spaces for the community.

4.1.1 Objective-1

Preserve and protect District One - Meadowlands Open Space Preserve as an environmental resource.

Policies:

- a. Create Meadowlands Open Space Preserve as a parcel to protect as a open space preserve.
- b. No development will occur within the Meadowlands Open Space Preserve.
- c. The Preserve will be maintained and protected as a permanent open space preserve.

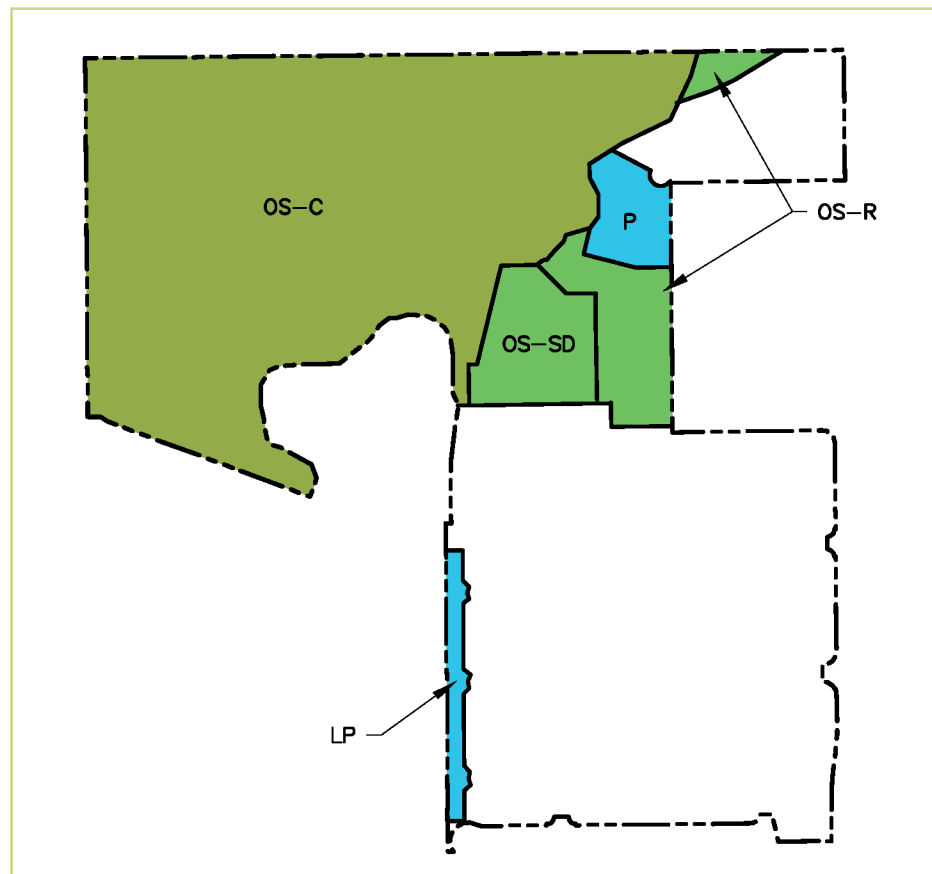


Figure 4-1 Open Space and Parks Diagram

4.1.2 Objective-2

Provide open green spaces to residents of the Meadowlands neighborhood.

Policies:

- a. Include open space areas along the westerly portion of the Meadowlands Neighborhood.
- b. Passive green spaces shall be provided within the site to provide residents with recreational opportunities.
- c. Provide passive green spaces, such as an informal park and seating areas.
- d. Limited active uses such as play grounds and picnic areas may be included.



Seating area overlooking open space

4.1.3 Objective-3

Establish a pedestrian network connection within the Meadowlands neighborhood.

Policies:

- a. Provide a network of sidewalks and trails.
- b. Meet trail requirements per the City's General Plan.



Attached sidewalk

4.2 Open Space - Park and Recreation

District Two of the Meadowlands provides open green space park for neighborhood use, located along the west portion of the neighborhood adjacent to the corner of Carlin C. Coppin Elementary School. This site is intended to serve an informed recreational area or other similar uses for residents. This park consists of a total of approximately 2.20 acres, and may include open turf areas, landscaping, trail, seating, and play structures. This park is located so as to combine with the adjacent OS-R open space district (approximately 4.77 acres) and storm detention area (approximately 4 acres). A 1.4 acre Linear Park and trail is also provided south of the Gladding Parkway alignment, along the west boundary of the project. These areas will provide one large substantial mostly contiguous combined park, open green space, and passive recreation amenity (approximately 11 total acres) along the entire western portion of the District Two Neighborhood.

4.3 Open Space

The Meadowlands includes several locations for open space. The primary open space is the 47-acre Meadowlands Open Space Preserve (District One). Additional areas of park and open space, totaling approximately 11 acres, are provided along the entire westerly portion of the Meadowlands neighborhood (District Two). See Fig. 4.1 Open Space and Park Diagram.

The Meadowlands Open Space Preserve (District One) is zoned OS-C. This is the more restrictive of the open space designations and does not allow any improvements in order to preserve sensitive environmental features that are contained within this area.

The OS-R zones are spaces that are intended to remain primarily open with limited improvements. This area is located adjacent to the Meadowlands open space preserve, providing an important and appropriate transitional zone buffer between the more intense development of the District Two neighborhood and the open nature of the District One Meadowlands Open Space Preserve. Additionally, these open space areas provide the community visual access to the Meadowlands Open Space Preserve, and as such, limited improvement is appropriate within them. A trail and seating areas are an appropriate improvement in this area and are encouraged as a means of providing a community amenity in a low impact manner. Refer to Table 2-5 for a complete list of permitted uses within the OS-R zone.



Example of a preserved wetland environment



Example of a passive park

4.4 Open Space - Storm Detention Basin

A storm detention basin is proposed within the Meadowlands Neighborhood along the west portion of District Two and adjacent to the Park. This detention basin serves multiple purposes by providing storm water drainage capacity on-site. The basin is also used to meet water quality requirements and provide additional drainage capacity for the surrounding existing neighborhoods. Exact specifications of the drainage basin including size, capacity, and slopes shall be determined and detailed in the subdivision improvement plans for the neighborhood. The majority of the basin will be wet only during the less frequent higher intensity storms. Therefore, the basin area also serves as an informal open field amenity. This location and design adjacent to the OS-R area provides a larger contiguous amount of open space amenity, enhancing the overall park/open space experience and connectivity within the Meadowlands neighborhood and surrounding community. Upon completion, the detention basin will be deeded to the City. Maintenance of the detention basin shall be funded through a benefit assessment district or lighting and landscape district. The zoning for the detention basin is Open Space - Storm Detention (OS-SD). Refer to Table 2-5 for a complete list of permitted uses within the P-SD zone.

4.5 Linear Park

A 1.4 acre linear park and trail is provided along the west boundary of Meadowlands, extending from 9th Street to the proposed Gladding Parkway alignment. This area will consist of a landscaped berm, sound wall (already completed), and trail, providing added pedestrian connectivity to the sidewalks to be constructed along Gladding Parkway and through the Meadowlands, and added buffer element between the Meadowlands District Two residential area and the existing industrial use to the west. (See Fig. 4-3 for illustrative plan.)



Figure 4-2 Storm Detention Basin

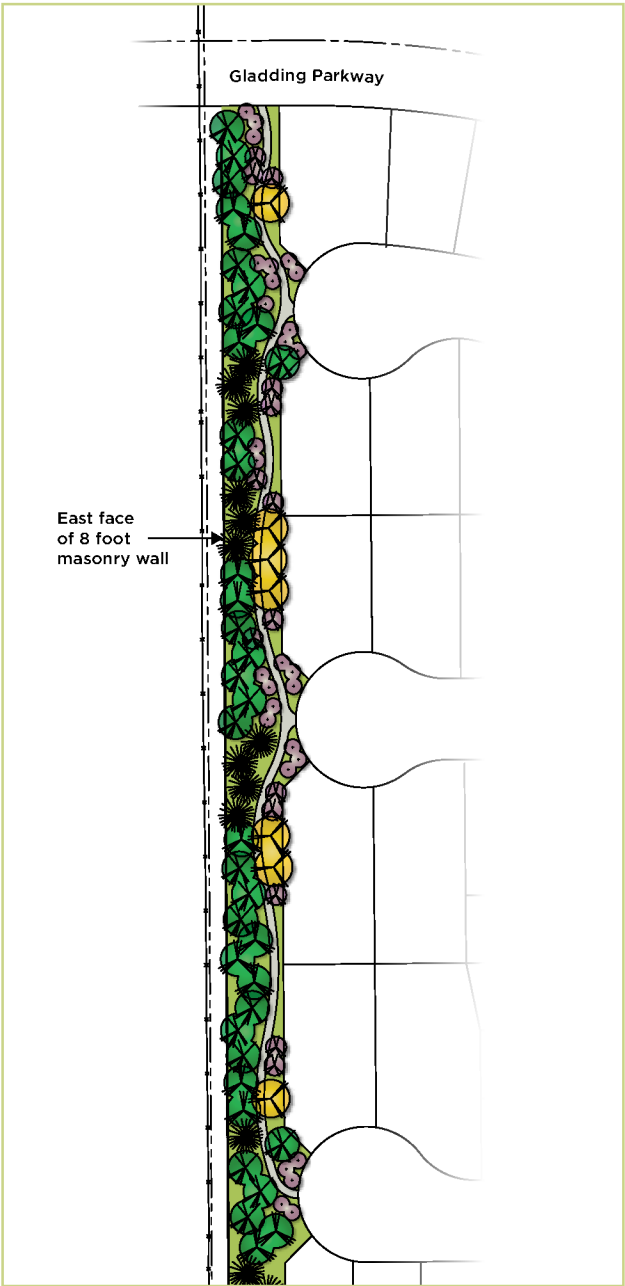


Figure 4-3 Linear Park Illustrative Plan

05

DESIGN GUIDELINES



 *Meadowlands*

5.0 DESIGN GUIDELINES

Guidelines are established in this chapter to ensure consistency in the quality and character of Meadowlands. To accomplish this, architectural forms and materials, fencing, signage, lighting, and other such materials are used in a way that complement each other in order to create a strong sense of character and place. The Design Guidelines are organized by District and by the various design elements that help enhance the pedestrian oriented atmosphere. Responsibility for interpretation of these guidelines lies with the City of Lincoln to ensure that future development plans and any projects within the site comply with these guidelines. To ensure successful implementation, the guidelines shall be used in conjunction with the Development Standards specified in Chapter 2. Flexibility in interpretation of guidelines is permissible as long as the basic intent of the guidelines is met. The Community Development Director shall have final authority on interpretation.

The major focus of the design guidelines for the Meadowlands Open Space Preserve (District One) is to preserve environmentally sensitive resources in a way that creates an attractive community-enhancing amenity.

The major focus of the design guidelines for the Meadowlands Neighborhood (District Two) is to: promote pedestrian orientation; create an attractive, pedestrian friendly community; and, provide various housing types and styles. Special attention is paid to creating the character of the neighborhood, from the use of an open street network and tree lined streets. The design for this residential district incorporates many elements of quality master-planned neighborhood design, such as pedestrian connectivity, mixed densities, substantial multi-faceted park and open space amenities, neighborhood entrance signage, landscaping, and special lighting. An Illustrative Site Plan showing the proposed design for District Two is provided at the end of this Section, refer to Figure 5-4. The Planning Commission shall make a finding of consistency with Chapter 5 of this General Development Plan.

5.1 District One – Meadowlands Open Space Preserve Goals, Objectives, and Policies

District One – Meadowlands Open Space Preserve Goal:

Preserve the valuable, natural resources within the Meadowlands Open Space Preserve.

5.1.1 Objective-1

Create an open space preserve area for the Meadowlands Open Space Preserve.

Policies

- a. Provide a natural open space area with no development to preserve the unique character of the Meadowlands Open Space Preserve.

5.2 District Two - Meadowlands Neighborhood Design Guidelines Goals, Objectives, and Policies

District Two - Meadowlands Neighborhood Goal:

Create a cohesive neighborhood with a strong sense of place that employs quality master-planned neighborhood design principles and pedestrian orientation and is complimentary to the City's historic downtown residential area.

5.2.1 Objective-1

Incorporate principles of quality master-planned neighborhood design into the Meadowlands Neighborhood.

Policies

- a. Provide a mixture of housing densities and designs.
- b. Orient residential units to the street to enhance the relationship of residential units and the streetscape.
- c. Provide porches and balconies, where practicable. They are especially encouraged adjacent to parks and open space

5.2.2 Objective-2

Create streets and residential units that enhance the pedestrian oriented nature of the Meadowlands.

Policies

- a. Provide a cohesive network of trails and sidewalks to promote and encourage walkability.
- b. Provide visual interest for pedestrians by including landscape elements along trails and sidewalks, where practicable.
- c. Orient standard single family detached residential units to the street.
- d. When feasible, off-set attached garages from primary house façade. Locate detached garages within rear 1/3 of lot where feasible along Ashwood Way.

5.2.3 Objective-3

Establish a cohesive community design theme for the Meadowlands Neighborhood.

Policies

- a. Architectural styles that are appropriate within the Meadowlands Neighborhood should be utilized.
- b. Enhance the design theme of the Meadowlands through the use of walls, signage, and thematic lighting styles.
- c. Developers should strive to provide a mix of floor plans and architectural elevations along all streets for the single family detached units.

5.3 Residential Design Guidelines

The Single Family Residential Zoning (LDR, MDR) and the Multi-Family Residential Zoning (HDR) are intended to promote a quality mixed-density planned neighborhood character. Pedestrian orientation and a strong relationship to the street are characteristic of both single and multi-family residential units. Future Multi-family units will be attached multi-story housing units and designed to standards of the city for HDR housing, and subject to Specific Development Plan and Design Review approvals.

The Meadowlands contains both single family residential and multi-family residential housing types. Conceptual architectural style for Meadowlands are not included in this amended GDP. Final design and approval of all architectural styles and elevations for LDR, MDR, and HDR shall be reviewed and approved by the City within the required future Design Review Process. The Planning Commission shall make a finding of consistency with Chapter 5 of this General Development Plan with Design Review approval.

Because several single family product types are proposed within the Meadowlands, product types may be mixed within blocks or sub-neighborhoods on various lot sizes. By allowing a variety of product types within blocks or sub-neighborhoods, a varied appearance and integrated street presence is created. To further create variety in housing products, no more than two of the same floor plan may be located next to each other within single family residential blocks unless they have different front elevation design. While alternative elevations or balconies are encouraged anywhere, they are especially encouraged adjacent to parks and open space. Developers should strive to provide a mix of floor plans and architectural elevations along all streets for the single family units.

Two car garages are included for all single family residential housing product types.

5.3.1 Residential Site Planning

- a. Open street patterns that provide alternative access and circulation will be utilized, together with cul de sac streets with Pedestrian links, and a special EVA easement along 9th Street, between East Avenue and A Street.
- b. Porches are encouraged to create a connection to the street where practicable.
- c. Street trees shall be planted where planting strips are proposed at a uniform spacing of 30 ft. O.C., to define street edge.
- d. The design and character of all fencing and walls shall be complementary to the project architectural design, and shall provide adequate privacy and security.
- e. All front yards, setbacks, and common areas shall be landscaped.
- f. Secondary units are permitted above detached garages on single family residential units on certain large lots along Ashwood Way.

5.3.2 Residential Building Massing and Orientation

- a. A variety of building forms shall be provided throughout the neighborhood. This is accomplished through varying building heights, massing, setbacks, and architectural elevations and details.
- b. The size, scale, position, color, placement and detailing of architectural features such as porches, doors and windows, fencing, etc. shall be carefully considered to complement the massing and overall scale of the building.
- c. Residential units will be oriented to the street and include outdoor seating spaces such as porches, balconies, or courtyards, where practicable.
- d. Exterior wall materials, trim, and architectural details shall be provided on all elevations. Front, side, and rear building elevations exposed to public right-of-way will be architecturally enhanced.
- e. All utility and mechanical equipment including roof mounted air conditioners, coolers or antennas shall be screened from public view.
- f. Multiple story structures will include varied roof lines, wall articulation, and architectural detail.

5.4 Landscaping Design

Landscaping strengthens the architectural design and enhances the pedestrian oriented character of Meadowlands. All public areas shall be landscaped per City Ordinances and requirements, and comply with State requirements for low water use. California-native and adapted plant species are encouraged for use, and shall be incorporated into the landscape design to the extent feasible and locally available.

Street trees provide a uniform appearance and streetscape presence along roadways of the site. These trees provide shade to houses and cars thereby limiting energy needs and reducing the creation of heat islands. Generally, street trees are envisioned to be deciduous trees to provide shade in the summer, and sunlight and heat in the colder months, further helping reduce energy needs of the project. Street trees have been selected to reinforce major roadways and provide a unique character for each of the smaller neighborhood streets that have a planter strip in the right of way. Street trees along the roadways are shown in the Illustrative Site Plan (refer to Figure 5-5).

5.4.1 District Two Landscape Guidelines

- Ensure appropriate landscaping is provided within neighborhoods to reinforce the pedestrian oriented character of the project.
- Trees will be planted to minimize heat island effect and to improve energy efficiency of buildings. At least one shade tree will be planted in the front yard of each single-family residential unit.
- Landscape locations as well as planting types shall be further detailed in the subdivision improvement plans for the neighborhoods, or at the Design Review Process.



Trees provide shade and increase cooling efficiency.

Table 5-1 Preliminary Tree List

Tree Type/ Use	Selected Variety	Common Name	Max. Recommended Street Spacing	Min. Distance To Structures
Accent Trees	Cercis occidentalis	Western Redbud	N/A	10'
	Lagerstroemia Indica	Crape Myrtle	N/A	10'
	Prunus cerasifera 'Krauter Vesuvius'	Flowering Plum	N/A	10'
Evergreen/ Coniferous Trees	Cedrus deodara	Deodar Cedar	N/A	15'
Open Space Tree	Aesculus californica	California Buckeye	N/A	20'
	Cercis occidentalis	Western Redbud	N/A	20'
	Quercus douglasii	Redbud Blue Oak	N/A	30'
	Quercus lobata	Valley Oak	N/A	20'
Park Trees	Acer rubrum	Red Maple	N/A	15'
	Cercis canadensis	Eastern Redbud	N/A	10'
	Platanus acerifolia 'Columbia'	London Plane Tree	N/A	15'
	All Secondary Street Trees			
Primary Street Tree	Platanus acerifolia 'Columbia'	London Plane Tree	30' O.C.	15'
	Zelkova serrata 'Village Green'	Sawleaf Zelkova	30' O.C.	15'
	Acer rubrum	Red Maple	30' O.C.	15'
	Ginkgo biloba 'Fairmount'	Maidenhair Tree	30' O.C.	15'
Secondary Street Tree	Cercis canadensis	Eastern Redbud	20' O.C.	10'
	Pistacia chinensis 'Keith Davey'	Chinese Pistache	25' O.C.	15'
	Prunus cerasifera 'Krauter Vesuvius'	Flowering Plum	15' O.C.	10'
	Quercus suber	Cork Oak	30' O.C.	15'
	Ulmus parvifolia 'True Green'	Chinese Evergreen	30' O.C.	15'
	Zelkova serrata 'Village Green'	Elm Sawleaf Zelkova	30' O.C.	15'

5.5 Lighting

Lighting within the Meadowlands is designed to provide a feeling of safety and promote security. All lighting within the Meadowlands shall be designed to meet minimum safety requirements. Lighting styles shall be complementary to the overall project character and design. The lighting design for Meadowlands will be submitted with the subdivision improvements plans. This future design needs to incorporate the light cast from existing street lights and lighting proposed with the Gladding Parkway project, in order to provide a consistent lighting photometric footprint for the project. The design will also limit the light trespass into the Meadowlands open space preserve.

Thematic street lighting is required throughout Meadowlands, subject to City review and approval. Concrete post-mounted street lights shall be decorative and in a style coordinated with downtown Lincoln and Twelve Bridges. Street lighting will be LED style. Lighted bollards may be used to provide supplemental pedestrian lighting, as necessary. If used, design for the bollards should be coordinated with the decorative street light posts. Figure 5-1 depicts a sample of the appropriate lighting styles proposed for the site, subject to final review and approval by the City. Alternative lighting designs are permissible as long as they are aesthetically equivalent to the styles shown for the project and are approved by the City.

Decorative luminaires will be acorn type and be made of material to resist yellowing and be vandal resistant. Provide a decorative band, cage/bands, and finial on the luminaire. The ballast housing should be decorative to coordinate with post design.

Lighting should, to the extent feasible, minimize light pollution. In order to accomplish this, features such as manufacturer-installed house-side lighting shields shall be provided if necessary, when decorative lighting is adjacent to housing, and where a substantial light intrusion is determined.

5.5.1 Lighting Guidelines

- a. Lighting is designed and should be limited to provide minimum levels for security or safety purposes.
- b. Lighting fixtures shall be selected to limit light onto open space or adjoining properties.
- c. Ensure all lighting fixture styles are complementary to downtown Lincoln and contribute to the overall project identity.
- d. Lighting system performance shall meet City of Lincoln Public Works Standards.
- e. Street lighting shall be spaced based upon minimum safety requirements.
- f. The City shall approve the selection of lighting types and fixtures as part of the subdivision improvement plans, or other future design approval process.

5.6 Fencing and Walls

Fences and walls provide a setting for entry, separation from residences for individual privacy, safety, and security, and help provide a barrier to control access to open space. All walls and fencing within the project are regulated to maintain an overall design character and theme. Details of fences and wall designs will be provided with subdivision improvement plans, or other future design review approval processes, and subject to the regulations of the LMC.

Fences

Subject to the Lincoln Municipal Code (LMC).

Walls

Walls in the Meadowlands are primarily designed as Proto II Sound Walls. The primary locations for these walls are along the project perimeter along East Avenue and along Gladding Parkway. These walls are designed to integrate the Meadowlands signs into the overall wall concept at key locations at the intersections of East Avenue at Gladding Parkway and at 9th Street to create a compatible neighborhood character and substantial sense of entry and quality to the community (See Figure 5-3 for further detail). Further details of these walls, and any retaining walls (if necessary) will be provided with the subdivision improvement plans.

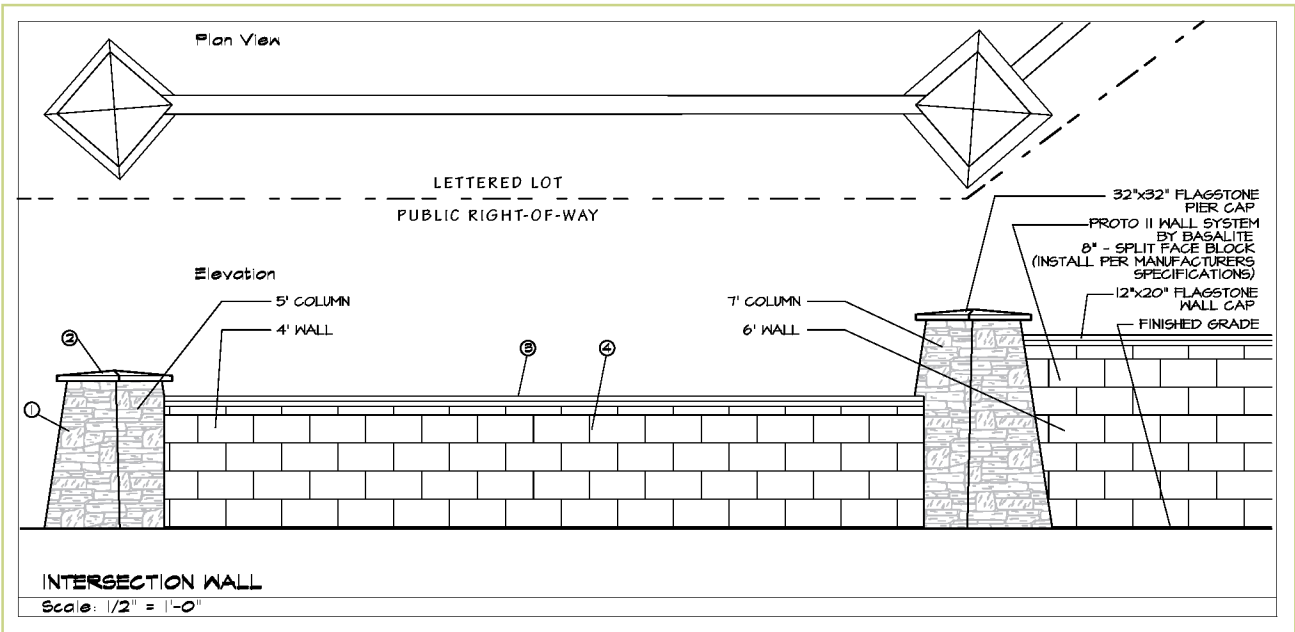


Figure 5-1 Intersection Wall

5.6.1 District One Fencing Guidelines

- a. All fencing shall be subject to Lincoln Municipal Code (LMC)

5.6.2 District Two Fencing Guidelines

- b. All fencing shall be subject to Lincoln Municipal Code (LMC)

5.6.3 Wall Guidelines

- a. Walls should incorporate materials and colors that reflect the neighborhood character of the Meadowlands.
- b. Walls should be constructed of high quality, long lasting, low maintenance, and vandal resistant materials. Proto II Sound Walls are permitted.

5.6.4 Retaining Wall Guidelines

- a. Retaining wall designs, if needed, will be provided with subdivision improvement plans, or at design review process.

5.7 Wall Signs

Wall signs enhance the sense-of-entry and placemaking within the Meadowlands. These walls shall reflect the unique character of the site, provide continuity of the design theme, and may be used to demarcate significant points of entry or other appropriate locations in the Meadowlands neighborhood. These signs will be incorporated into the sound walls at key project entry locations along East Avenue at Gladding Parkway and at 9th Street.

5.7.1 Wall Sign Guidelines

- a. Signs should be of appropriate scale and size for the neighborhood and not dominate the street scene.
- b. Signs should be designed to complement the pedestrian oriented nature of the site.
- c. Wall/entrance signs will be located in lettered lots, and maintained by a lighting and landscaping district, benefit assessment district, CFD, or other form of maintenance.

5.8 Utilities

Public utility service shall be routed through the streets where practicable, and subject to the requirements of the applicable utility service providers. Public utility easements are provided adjacent to street front yard property lines to allow adequate space for joint trenching, light poles, meter boxes, transformers, vaults and other appurtenances. Special utility easements may be utilized where practicable. Detailed utility plans will be provided with the subdivision improvement plans.

5.8.1 District One Utilities Guidelines

- a. Provide only those utilities required for safety or security or as required by the City and regulatory agencies.

5.8.2 District Two Utilities Guidelines

- a. Route all utilities lines in streets and Public Utility Easements (PUE).
- b. Locate utility appurtenances in planter areas to the extent feasible.
- c. Design utility routing and location to maximize available areas for tree planting.
- d. Utilities will be designed and located at the time of subdivision improvement plans (single family residential) or specific development plan (multi-family site) approvals, subject to the requirements of the various utility service providers.



Figure 5-2 Illustrative Site Plan

06 IMPLEMENTATION

 Meadowlands

6.0 IMPLEMENTATION

6.1 Phasing

The specific phasing sequence of Meadowlands will be influenced by market factors and the entitlement process for the zoning districts within the project. Infrastructure improvements such as sewer, water, and storm drainage shall connect to the appropriate City systems. Specific phasing and infrastructure improvements shall be determined with the Tentative Subdivision Map.

6.2 Approval Process

6.2.1 Specific Development Plan/ Tentative Subdivision Map

For the single family residential portions of Meadowlands District Two Neighborhood, a Tentative Subdivision Map shall be considered as the Specific Development Plan. For the Multi-Family Residential portion of the Meadowlands District Two Neighborhood, a Specific Development Plan shall be required. The Final Subdivision Map or Specific Development Plan shall be compatible with this General Development Plan and City Zoning Standards. Prior to securing building permits a Tentative and Final Subdivision Map (Single Family Residential) or Specific Development Plan (Multi-Family Residential) approval must be granted, and the public improvements must be substantially complete.

6.2.2 Development Permits

District One

The Meadowlands project does not propose development within District One.

6.3 Design Review Process

Subsequent to Tentative Map approval (for the Single Family Residential portions of Meadowlands), or concurrently with or subsequent to the Specific Development Plan approval (for the Multi-Family portion of the Meadowlands), the final architectural elevations and details shall be submitted for approval by the Design Review Committee and the Planning Commission, prior to issuance of building permits. The Planning Commission shall make a finding of consistency with this General Development Plan.

6.4 Entitlements

Additional Entitlements include:

- **Specific Development Plan (Multi-Family) – This plan shall be prepared and will include more detailed information regarding the site (Refer to Section 6.2, Specific Development Plan/Tentative Subdivision Map).**
- **Development Permits – Development Permits are required for all developments within the project and may be processed with the Tentative Subdivision Map or Specific Development Plan.**
- **Tentative Subdivision Map – A tentative map shall serve as the Specific Development Plan for the LDR and MDR zones.**

6.5 Post-Entitlement Approvals

Post-Entitlement Approvals include:

- **Final Map – A final map will be issued upon completing the conditions of approval together with building the infrastructure improvements or bonding for said improvements as provided by the Subdivision Map Act.**
- **Building Permit – Building Permits shall be issued for construction of residential units after recordation of final maps (for Single Family Residential portions), or after Specific Development Plan (Multi-Family Residential) and Design Review approvals (for Single Family Residential home construction and Multi-Family Residential portion), and after public infrastructure is substantially complete (Single Family and Multi-Family Residential portions).**

6.6 Amendments

In recognition of changing market conditions that may affect housing product types, amendments to this GDP are permissible. Amendments may be qualified as significant or insignificant. Amendment requests shall be submitted in writing to the Development Services Director for determination. The Director shall within ten (10) working days of any submittal of a request determine whether the amendment is significant or insignificant. If the amendment is considered significant the application shall be reviewed and considered in the manner prescribed by City ordinance. If the amendment is determined to be insignificant, the Director may approve or deny the application. Any decision of the Director may be appealed pursuant to Lincoln Municipal Code Chapter 18.94.

Examples of insignificant amendments include but are not limited to:

- **The director may approve a setback variance of up to 10% to accommodate physical constraints on a particular lot provided that such a reduction does not conflict with building or fire codes;**
- **The addition of new or updated information that does not substantively change the GDP;**
- **Minor adjustments to the land use boundaries and street alignments where the general land use pattern is maintained;**
- **Minor modifications to, and interpretations of, the permitted uses and development standards for this GDP, if it is determined that such changes are equal to or better than the original intent of the GDP;**
- **Minor adjustments to, and interpretations of, the residential design guidelines; and,**
- **Minor adjustments to, and interpretations of, the design guidelines for streetscape elements.**

Amendments shall be deemed to be insignificant by the Development Services Director only if they are considered in substantial compliance with the tentative subdivision map and reflected accordingly on the Final Map. Upon such finding, no revision to this approved General Development Plan, or approved Tentative Subdivision Map will be required.

A APPENDIX



APPENDIX



Approved Tentative Map

CITY COUNCIL

RESOLUTION NO. 2016 - ____

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING THE
LARGE LOT TENTATIVE MAP FOR THE MEADOWLANDS PROJECT (ASSESSOR'S
PARCEL NUMBERS 008-010-021, 008-010-022, 008-010-038, 008-010-041, 008-010-047, &
008-010-048)

WHEREAS, Title 17, Chapter 17.04 et seq. of the Lincoln Municipal Code provides for City Council review, upon recommendation of the City's Planning Commission, of all Tentative Maps; and

WHEREAS, on August 17, 2016, the City of Lincoln Planning Commission adopted Resolution No. 2016-23 forwarding a recommendation of approval to the City Council for the Large Lot Tentative Map; and

WHEREAS, the Amended General Development Plan for the Meadowlands Project, was approved by the City Council (Resolution No. 2016 - ____); and

WHEREAS, notices describing the proposed Large Lot Tentative Map for the Meadowlands Project were sent to neighboring property owners pursuant to the Lincoln Municipal Code Section 17.16.150 and notice of the City Council public hearing was published in accordance with Section 6061 of the Government Code in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the City Council meeting; and

WHEREAS, prior to approval of the proposed Large Lot Tentative Map for the revised Meadowlands Project, the City Council reviewed and considered the information contained in the Addendum to the Final Environmental Impact Report and adopted Resolution No. 2016 - ____, approving the Addendum to the Final Meadowlands Environmental Impact Report (SCH No. 2006032003) as the proposed project is consistent with the type and intensity of land uses analyzed in the Final Environmental Impact Report (EIR) and no new significant impacts or substantial increase in the severity of previously identified significant impacts have been identified. The Mitigation Monitoring and Reporting Program, Alternatives Findings and Statement of Overriding Considerations adopted as part of the Final EIR are still applicable to the proposed project, subject to the modified mitigation measure language found within the Addendum to the Environmental Impact Report; and

WHEREAS, the Meadowlands Project includes all of the following entitlements; the CEQA Resolution, Resolution No. 2016- ____; the General Plan Amendment, Resolution No. 2016 - ____; Rezone, Ordinance ____; Amended General Development Plan, Ordinance ____; this Resolution approving the Large Lot Tentative Map; Small Lot Tentative Subdivision Map, Resolution 2016- ____; and the Specific Development Plan/Development Permit (the Meadowlands Project") Resolution 2016- ____; and

WHEREAS, the City Council has reviewed the proposed Large Lot Tentative Map for the Meadowlands Project and conducted a public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVAL OF THE LARGE LOT TENTATIVE MAP FOR THE MEADOWLANDS PROJECT, AS FOLLOWS:

Section 1. This Resolution incorporates, and by this reference makes a part hereof, that certain Large Lot Tentative Map for the Meadowlands Subdivision, substantially in the form on file with the Community Development Director, relative to the proposed development of the Meadowlands Project on certain real property consisting of approximately 109 acres located at the northwest corner of 9th Street and East Avenue in the City of Lincoln.

Section 2. Large Lot Tentative Map Findings. Pursuant to Section 66474 of the Subdivision Map Act, the City Council hereby finds and determines as follows:

a. The Large Lot Tentative Map for the Meadowlands Project is consistent with the Lincoln General Plan, as amended by Resolution 2016 – ____, (the “General Plan”), because the Large Lot Tentative Map provides for the subdivision of the plan area in preparation of residential development in accordance with the amended General Plan land use designations. Consistent with the General Plan Land Use Element and related policies, specific large lots are zoned at densities for low density residential development, medium density residential development, and high density residential development. Sufficient land would be subdivided for a variety of housing types, residential densities, and housing prices that will meet the needs for projected growth. This planned residential development will be supported by adequate public services and utilities.

b. The design or improvement of the proposed subdivision of the Meadowlands Project is consistent with the General Plan because adequate infrastructure and services will be extended to the property and will be available to serve the demand for services generated by the residential development, including water, sanitary sewer, storm drain facilities, dry utilities and roadways. The Developer will work with the Police Department to ensure adequate security measures are incorporated into the Project. The Developer will install fire protection measures and emergency access in accordance with the City’s standards.

c. The site is physically suitable for the types of development proposed for the Meadowlands Project because the proposed lot configuration is planned to respect and enhance the site’s natural form and environmental attributes and constraints. The proposed lot configuration is also designed to avoid sensitive vegetation and wildlife resources. An erosion control, a complete drainage system plan, and a water quality control plan shall be prepared and incorporate National Pollutant Discharge Elimination System (“NPDES”) requirements to protect water quality. The proposed subdivision will include adequately sized and properly aligned culverts at all drainage crossings in accordance with City standards to prevent blockage of high flows and associated erosion. Each phase of project construction will address 100-year flood conditions as appropriate. With respect to sensitive vegetation and wildlife resources, extensive open space and habitat areas are included in the Project and will be preserved and maintained to avoid or mitigate impacts to such resources.

d. The site is physically suitable for the proposed density of residential development as discussed in Finding c. above.

e. Pursuant to the requirements of the Central Valley Flood Protection Act of 2008, the City Council Finds that the property is located within a watershed with a contributing area of 10 or fewer square miles.

f. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat because potential Meadowlands Project impacts related to the environment have been mitigated to a less-than-significant levels in addition to other specific measures set forth above in Finding c.

g. The design of the subdivision or type of improvements is not likely to cause serious public health problems since water, sewer, police, fire and solid waste services will be adequately provided to the residential development.

h. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Adequate open space is located immediately adjacent to the residential development and will be accessible to the public.

i. The Meadowlands Project area is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

Section 3. The Large Lot Tentative Map for the Meadowlands Project is subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference. These conditions support the findings made by the City Council set forth herein.

Section 4. Based on the findings set forth in this Resolution, the CEQA Resolution No. 2016 – _____, and the evidence provided in the Staff Report, the City Council approves the Large Lot Tentative Map for the Meadowlands Project, substantially in the form on file with the Community Development Director, subject to the following:

- A. Exhibit A, Large Lot Tentative Map Conditions of Approval
- B. Exhibit B, Large Lot Tentative Map, dated July 22, 2016
- C. Exhibit C, Preliminary Phasing Plans, dated July 22, 2016
- D. Exhibit D, Preliminary Sections, dated July 22, 2016

PASSED AND ADOPTED THIS 13th day of September, 2016 by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Spencer Short, Mayor

ATTEST:

Gwen Scanlon, City Clerk

The Meadowlands Large-Lot Tentative Map, located north of 9th Street and west of East Avenue in the City of Lincoln, Assessor's Parcel Numbers 008-010-021, 008-010-022, 008-010-038, 008-010-041, 008-010-045, 008-010-047, and 008-010-048 is approved subject to the following conditions of approval:

Applicant is Niemi Development Partners, LLC.

****** (Double Asterisk) located in front of the Condition is specific to the Meadowlands project.

Condition	Timing	Department	Status
1. The Large Lot Tentative and Final Maps shall be subject to those provisions set forth in the Amended General Development Plan. The ability to proceed under any approvals, entitlements, or authorizations granted by this action, including the recordation of Final Map, are contingent upon compliance with the terms and conditions of the Amended General Development Plan.	General Condition	Community Development Department & City Engineer	
2. All development within the Meadowlands General Development Plan area is subject to compliance with Mitigation Measures contained within the Meadowlands FEIR (State Clearinghouse No. 2006032003) as amended by the approved Meadowlands Addendum to the Environmental Impact Report, dated July, 2016, approved by City Council Resolution 16-_____.	General Condition	Community Development Department	
3. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General Condition	ALL	
4. The Applicant shall pay the City's actual costs of providing entitlement processing Plan review, Final Map review, GIS, administrative fee, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.	General Condition	ALL	

Condition	Timing	Department	Status
5. The project shall be subject to the requirements under section 17 of the City's Municipal Code and the California Subdivision Map Act.	General Condition	Community Development Department & City Engineer	
6. In the event that there are inconsistencies between these conditions and provisions set forth in either the General Development Plan or the Mitigation Monitoring Plan, the provisions of the Amended General Development Plan and Mitigation Monitoring Plan will control and to the extent the conditions are inconsistent with the Mitigation Monitoring Plan the Mitigation Monitoring Plan shall control.	General Condition	ALL	
7. **The project is allowed to be phased according to Large Lot 1, 3, 4, and 6. Infrastructure is not required with the Large Lot Final Map submittal and recordation. For reference only, the development requirements associated with the phases are shown on the following exhibits dated July 22, 2016: Large Lot #1 Development Phase Requirements, Large Lot #3 Development Phase Requirements, Large Lot #4 Development Phase Requirements, and Large Lot #6 Development Phase Requirements.	General Condition	Community Development Department & City Engineer	
8. The Subdivider is required to notify all future Large Lot property owners through the use of a note on the face of the Large Lot Final Map indicating that development of any property may require significant on and off-site improvements (shown in the exhibits for Large Lot Development Phase Requirements). The text of the language appearing on a Final Map shall be reviewed by the City Attorney and approved by the City Engineer.	Prior to Final Map Application Submittal	Community Development Department, City Engineer, & City Attorney	

Condition	Timing	Department	Status
<p>9. Prior to filing of a Final Map with the City of Lincoln, the applicant shall file with the Placer County Clerk, a certificate from the Placer County Assessor's Office indicating that no liens against the subdivision or any part thereof for unpaid State, County, Municipal or local taxes or special assessments collected with taxes, except those not yet due and payable, are outstanding.</p>	<p>Prior to Final Map Application Submittal</p>	<p>Community Development Department & City Engineer</p>	
<p>10. **Boundary Line Adjustments (BLA), including but not limited to the following lots shall be submitted prior to/or at the same time as the initial submittal of the Large Lot Final Map. The BLAs shall be completed and recorded prior to the approval of the Large Lot Final Map or at another time acceptable to the City Engineer:</p> <ul style="list-style-type: none"> • Large Lot 5 – East Side – Deferred to Small Lot Tentative Map • Large Lot 2 – East Side • Large Lot 6 – East Side • East Avenue – West Side from 12th Street to 9th Street • Large Lot 4 – Southeast Corner • 9th Street – North Side from D Street to East Avenue • Gladding Parkway – West End 	<p>Prior to the submittal or with the initial submittal of the Final Map Application Submittal</p>	<p>Community Development Department & City Engineer</p>	
<p>11. The applicant shall provide the Community Development Department with a current title report, including copies of all Schedule B exception documents, with the initial submittal of the final map package.</p>	<p>With the Final Map Application Submittal</p>	<p>Community Development Department & City Engineer</p>	

Condition	Timing	Department	Status
<p>12. **Irrevocable Offers of Dedication (IODs) for streets rights-of-way shall occur with the Large Lot Final Map to the satisfaction of the City Engineer, including but not limited to the following:</p> <ul style="list-style-type: none"> • Gladding Parkway • West frontage of East Avenue • 12th Street: South frontage along school and full right-of-way west of the school (through elbow) • C Street: From 12th Street to 9th Street • 9th Street: From D Street to East Avenue • Ashwood Way: From the existing street through the cul-de-sac • Driveway through Large Lots 7 and 9 	<p>Prior to Final Map Approval</p>	<p>Community Development Department & City Engineer</p>	
<p>13. **Irrevocable Offers of Dedication (IODs) for Public Utility Easements (PUEs) shall occur with the Large Lot Final Map to the satisfaction of the City Engineer, including but not limited to the following:</p> <ul style="list-style-type: none"> • Gladding Parkway: North and south side • East Avenue: West side • 12th Street: South side along school and north and south sides west of school • C Street: East and west side from 12th Street to 9th Street • 9th Street: North side • West side of driveway through Large Lots 7 and 9 • Ashwood Way: North and south side 	<p>Prior to Final Map Approval</p>	<p>Community Development Department & City Engineer</p>	

Condition	Timing	Department	Status
<p>14. **Irrevocable Offers of Dedication (IODs) for lettered lots shall occur with the Large Lot Final Map to the satisfaction of the City Engineer, including but not limited to the following:</p> <ul style="list-style-type: none"> • Large Lot 2 – Storm Detention • Large Lot 5 – Linear Park from east face of berm soundwall to west property line of Large Lot 4 • Large Lot 7 – Open Space • Large Lot 9 – Park • Large Lot 8 and 10 – Open Space • Landscape Lots: <ul style="list-style-type: none"> ○ South side of 12th Street, Large Lots Lot I ○ North and south side of Gladding Parkway, Large Lots Lots N, O, P, M, and L ○ West side of East Avenue, Large Lots J,K, and Q ○ North side of 9th Street, Large Lots S & T 	Prior to Final Map Approval	Community Development Department & City Engineer	
<p>15. Easement widths shall comply with the City of Lincoln Design Criteria and Procedures Manual and Public Facilities Improvement Standards.</p>	Prior to Final Map Approval	Community Development Department & City Engineer	
<p>16. **PUEs shall be 12.5' wide on all streets to comply with City Standards except Gladding Parkway. Gladding Parkway section only permits a 12-foot PUE on both sides of the street which is acceptable to the City. The applicant shall provide written documentation from the utility companies allowing the narrower PUE during the processing of the Improvement Plans.</p>	Prior to Final Map Approval	Community Development Department & City Engineer	

Exhibit A

Meadowlands Large-Lot Tentative Map Conditions of Approval

Page 6

Condition	Timing	Department	Status
17. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways.	Prior to Final Map Approval	Community Development Department & City Engineer	
18. All existing easements shall be maintained, unless otherwise provided for in these conditions.	Prior to Final Map Approval	Community Development Department & City Engineer	
19. Separate document easements (including exhibit) required by the City shall be prepared by a licensed Land Surveyor.	Prior to Final Map Approval	Community Development Department & City Engineer	

Condition	Timing	Department	Status
<p>20. The Applicant shall provide a funding mechanism for the annual maintenance and operation of public street lights, parks, landscaping, open space, water quality features, storm drain facilities, post construction storm water quality facilities, detention and retention facilities, and traffic signals, except those facilities maintained by the HOA. This funding mechanism may consist of a Special Tax or Assessment District, at the discretion of the City. If the project is within a current finance mechanism, such as the City's Landscaping & Lighting Assessment District No. 1, Benefit Assessment District No. 1, or CFD, an expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs. The Applicant shall annex into a public safety CFD as selected by the City at their sole discretion. The Applicant shall form or annex to a Drainage Maintenance Assessment District if deemed necessary by the City Engineer to provide for the project's proportionate share of annual maintenance and operation costs of the City's detention, retention and storm water quality facilities.</p>	<p>Prior to Final Map Approval</p>	<p>Community Development Department & City Engineer</p>	

Exhibit A

Meadowlands Large-Lot Tentative Map Conditions of Approval

Page 8

Condition	Timing	Department	Status
21. The Applicant shall provide all Final Map and Base Map data in an electronic format acceptable to the City Engineer, prior to the City's recordation of maps.	Prior to Final Map Approval	Community Development Department & City Engineer	

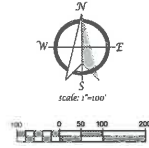
LARGE LOT TENTATIVE MAP MEADOWLANDS CITY OF LINCOLN, CALIFORNIA



MEADOWLANDS PROJECT NOTES		UTILITY PROVIDERS
ASSESSORS PARCEL NO. CITY OF LINCOLN, CALIFORNIA 104-00-00-00		DARK DISTRICT CITY OF LINCOLN
OWNER 1 KALAMAZOO REGIONAL COMMUNITY PO BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		SCHOOL DISTRICT KALAMAZOO REGIONAL COMMUNITY DISTRICT 1 WATER CITY OF LINCOLN KALAMAZOO REGIONAL COMMUNITY
OWNER 2 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		STORM DRAIN CITY OF LINCOLN
OWNER 3 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 4 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 5 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 6 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 7 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 8 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 9 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 10 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 11 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 12 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 13 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 14 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 15 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 16 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 17 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 18 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 19 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN
OWNER 20 (MADRIDIAN RAINING) P.O. BOX 100 KALAMAZOO, MI 49001 CONTACT: KALAMAZOO REGIONAL COMMUNITY KALAMAZOO REGIONAL COMMUNITY		WATER CITY OF LINCOLN

LAND USE SUMMARY		
LOT #	LAND USE	GROSS ACRES
1	LOW DENSITY RESIDENTIAL (LDR)	26.04
2	OPEN SPACE - STORM DETENTION (OS-S)	24.11
3	MEDIUM DENSITY RESIDENTIAL (MDR)	21.73
4	LOW DENSITY RESIDENTIAL (LDR)	22.11
5	LINEAR PARK (LP)	21.50
6	HIGH DENSITY RESIDENTIAL (HDR)	26.20
7	OPEN SPACE (OS-R)	24.07
8	OPEN SPACE (OS-R)	20.70
9	PARK (P)	22.20
10	OPEN SPACE (OS-C)	24.14
J	LANDSCAPE LOT	26.15
K	LANDSCAPE LOT	26.17
L	LANDSCAPE LOT	26.23
M	LANDSCAPE LOT	26.23
N	LANDSCAPE LOT	26.14
TOTAL		2108.89

LEGEND		
PROPOSED	DESCRIPTION	EXISTING
---	CURB, GUTTER & SIDEWALK	---
---	PROPERTY LINE	---
---	BOUNDARY LINE	---
---	100	---



LARGE LOT TENTATIVE MAP
JULY 22, 2016

NIEMI
NIEMI DEVELOPMENT PARTNERS LLC
Real Estate and Capital Services

T&D ENGINEERING, INC.
31 Natoma Street, Suite #60
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

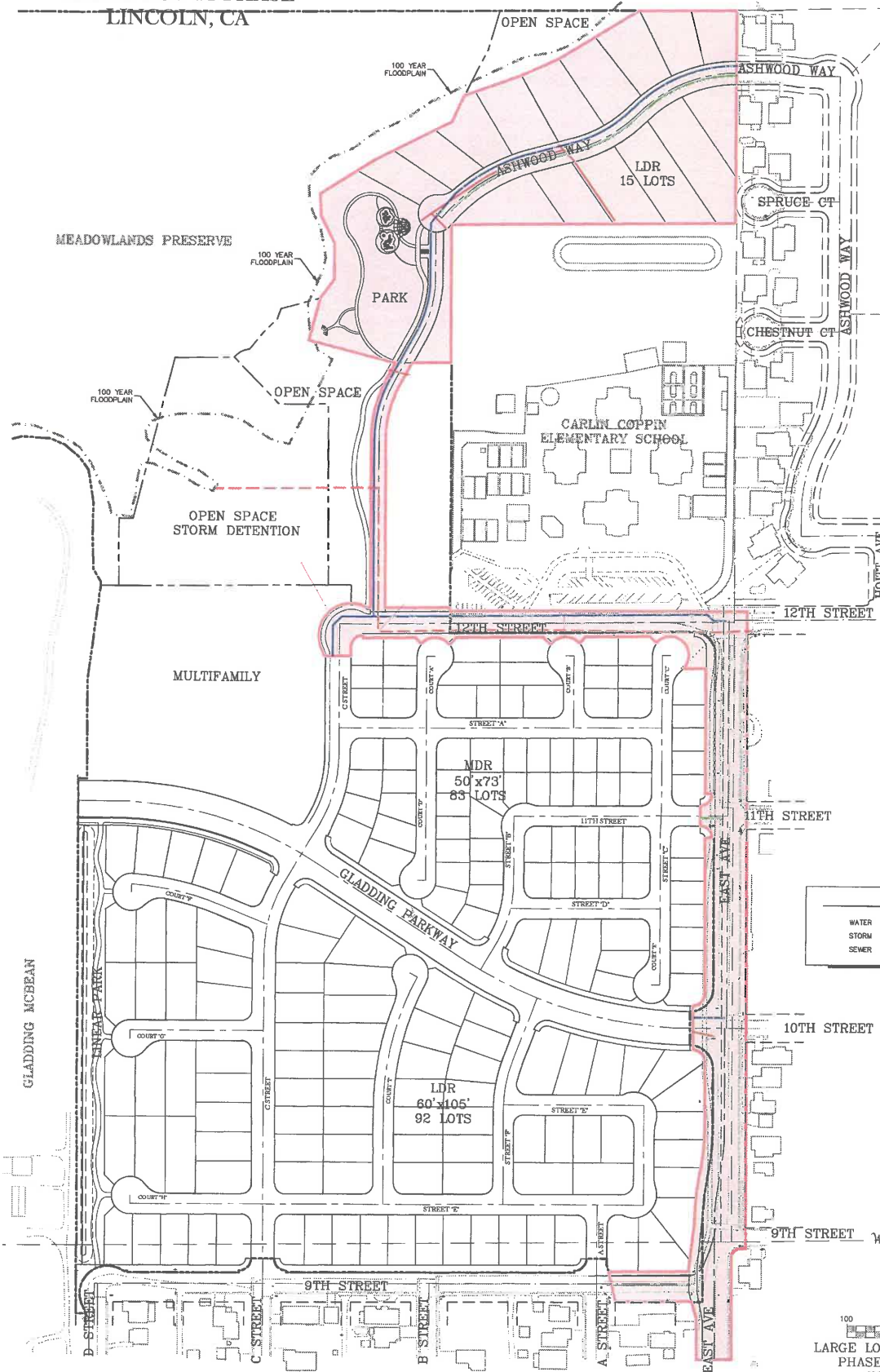
SHEET
1/1

1132

1132

PRELIMINARY PHASING PLAN MEADOWLANDS

LARGE LOT #1 PHASE
LINCOLN, CA



MEADOWLANDS PROJECT SUMMARY

ASSESSORS PARCEL NO
008-033-038, 008-033-041, 008-033-045,
008-033-048

OWNER 1
SACRAMENTO REGION COMMUNITY
FOUNDATION
925 UNIVERSITY AVE. #A
SACRAMENTO, CA 95825
(916) 431-6500
CONTACT: DALE WALDSCHMITT
dale.waldschmitt@sacra.net

OWNER 2 (MARKHAM RAVINE)
PARCO BUILDING PRODUCTS LLC
3800 W. BLUE ROCK RD. #200
RANCHO CORRALVA, CA 95741

DEVELOPER/APPLICANT
NIEMI DEVELOPMENT PARTNERS, LLC
4820 DOUGLAS BLVD #200-514
CRAIGTIE BAY, CA 95966
CONTACT: WILLIAM NIEMI
wniemi@niemi.com

ENGINEER/PLANNER
TSD ENGINEERING, INC.
31 NATOMA ST #160
FOLSOM, CA 95630
ATTN: CASEY FRECKERT
cfreckert@tsdeng.com

LOT AREA
TOTAL - 108.5 ac

SINGLE FAMILY LOT SIZES
CUSTOM - 1 LOTS
50 X 77 - 81 LOTS
60 X 105 - 92 LOTS
TOTAL - 180 LOTS

EXISTING ZONING
LOW DENSITY RESIDENTIAL (PD-LDR-3)
HIGH DENSITY RESIDENTIAL (PD-HDR-30)
OPEN SPACE (OS)
LIGHT INDUSTRIAL (LI)
PARK & RECREATION
PUBLIC (PR)

PROPOSED ZONING
LOW DENSITY RESIDENTIAL (LDR)
MEDIUM DENSITY RESIDENTIAL (MDR)
HIGH DENSITY RESIDENTIAL (HDR)
OPEN SPACE (OS-C, OS-E)
OPEN SPACE - STORM DETENTION (OS-SD)
LINEAR PARK (LP)
PARK (P)

UTILITY PROVIDERS

PARK DISTRICT
CITY OF LINCOLN

SCHOOL DISTRICT
WESTERN PLACER UNIFIED SCHOOL
DISTRICT

WATER
CITY OF LINCOLN

SANITARY SEWER
CITY OF LINCOLN

STORM DRAIN
CITY OF LINCOLN

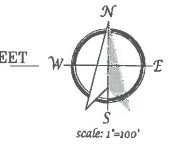
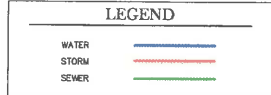
GAS
PORE
MARTY GRAGG
530-889-3256

ELECTRIC
PORE
MARTY GRAGG
530-889-3256

TELEPHONE
AT&T
GREG BLUM
530-888-3943

CABLE
STARSTREAM COMMUNICATIONS
KIM ELLINGSON
530-452-9497

FIRE
CITY OF LINCOLN



LARGE LOT #1 DEVELOPMENT
PHASE REQUIREMENTS
JULY 22, 2016

NIEMI

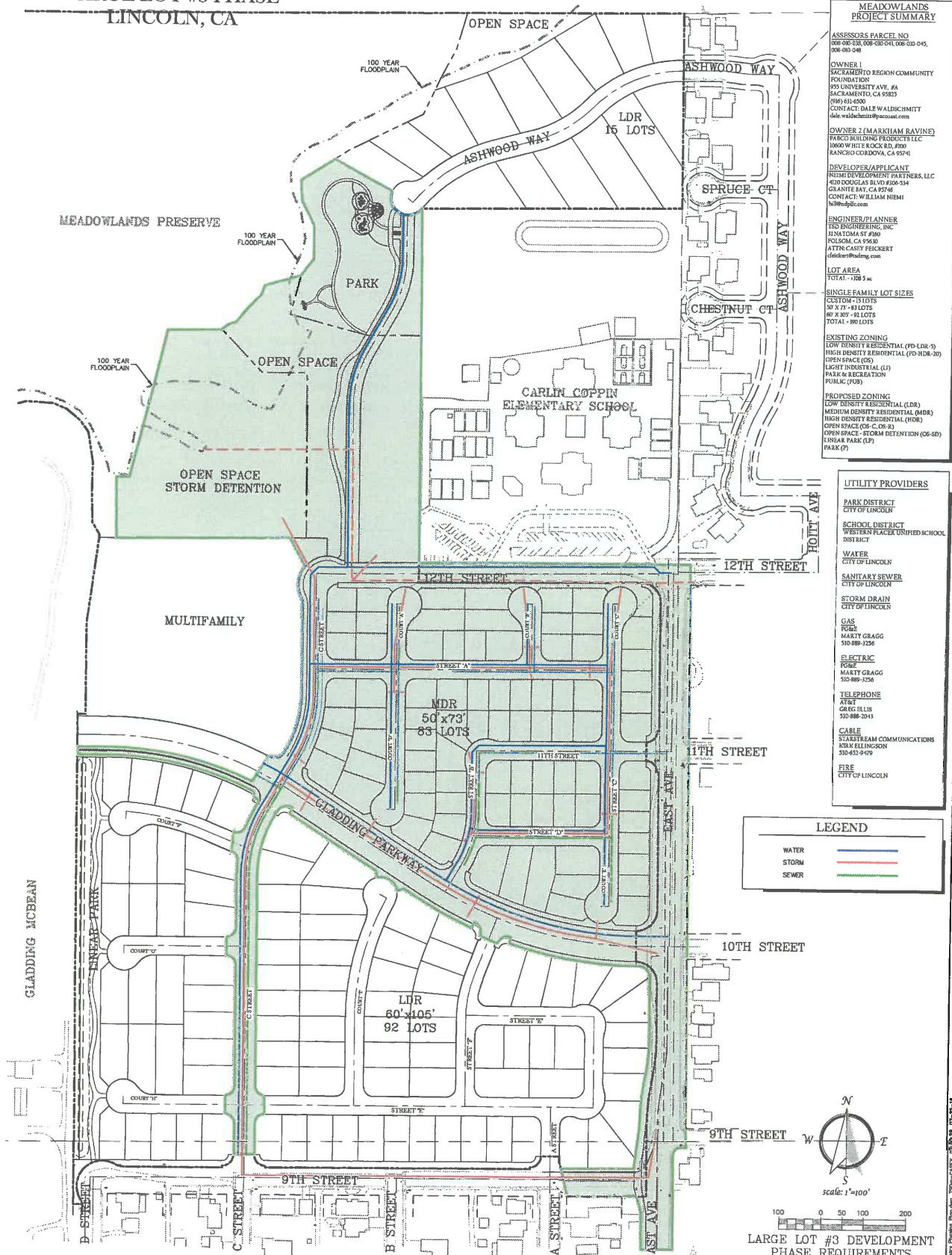
NIEMI DEVELOPMENT PARTNERS LLC
Smart Sites and Capital Investments

TSD ENGINEERING, INC.
ENGINEERS

31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY PHASING PLAN MEADOWLANDS

LARGE LOT #3 PHASE
LINCOLN, CA



MEADOWLANDS PROJECT SUMMARY

ASSESSORS PARCEL NO.
009-00-120, 009-00-004, 009-00-045, 009-00-048

OWNER 1
SACRAMENTO REGION COMMUNITY FOUNDATION
970 UNIVERSITY AVE. #A
SACRAMENTO, CA 95825
(916) 431-4500
CONTACT: DALE WALDSCHMITT
dale.waldschmitt@sacraonline.com

OWNER 2 (MARKHAM BAYVIEW)
PARK BUILDING PRODUCTS, LLC
3000 W HITE ROCK RD, #300
RANCHO CORDOVA, CA 95741

DEVELOPER/APPLICANT
NIEMI DEVELOPMENT PARTNERS, LLC
4100 DOUGLAS BLVD #200-534
GRANITE BAY, CA 94704
CONTACT: WILLIAM NIEMI
bill@niemi.com

ENGINEER/PLANNER
TSD ENGINEERING, INC.
15 NATOMA ST #300
FOLSOM, CA 95630
ATTN: CARY FRICKERT
cfrickert@tsdeng.com

LOT AREA
TOTAL - 108.5 ac

SINGLE FAMILY LOT SIZES
CUSTOM - 15 LOTS
50' X 73' - 83 LOTS
60' X 105' - 92 LOTS
TOTAL - 190 LOTS

EXISTING ZONING
LOW DENSITY RESIDENTIAL (PD-LDR-S)
HIGH DENSITY RESIDENTIAL (PD-HDR-20)
OPEN SPACE (OS)
LIGHT INDUSTRIAL (LI)
PARK & RECREATION
PUBLIC (PUR)

PROPOSED ZONING
LOW DENSITY RESIDENTIAL (LDR)
MEDIUM DENSITY RESIDENTIAL (MDR)
HIGH DENSITY RESIDENTIAL (HDR)
OPEN SPACE (OS-C, OS-H)
OPEN SPACE - STORM DETENTION (OS-SD)
LINCOLN PARK (LP)
PARK (P)

UTILITY PROVIDERS

PARK DISTRICT
CITY OF LINCOLN

SCHOOL DISTRICT
WESTERN PLACES UNIFIED SCHOOL DISTRICT

WATER
CITY OF LINCOLN

SANITARY SEWER
CITY OF LINCOLN

STORM DRAIN
CITY OF LINCOLN

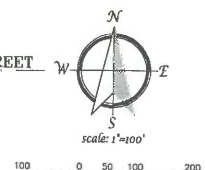
GAS
PG&E
MARKY GRAGG
510-889-3256

ELECTRIC
PG&E
MARKY GRAGG
510-889-3256

TELEPHONE
ATTN
GREG ILLIS
510-888-2043

CABLE
STARKEY TEAM COMMUNICATIONS
KIM K ELLINGSON
510-433-9409

FIRE
CITY OF LINCOLN



LARGE LOT #3 DEVELOPMENT
PHASE REQUIREMENTS
JULY 22, 2016

NIEMI

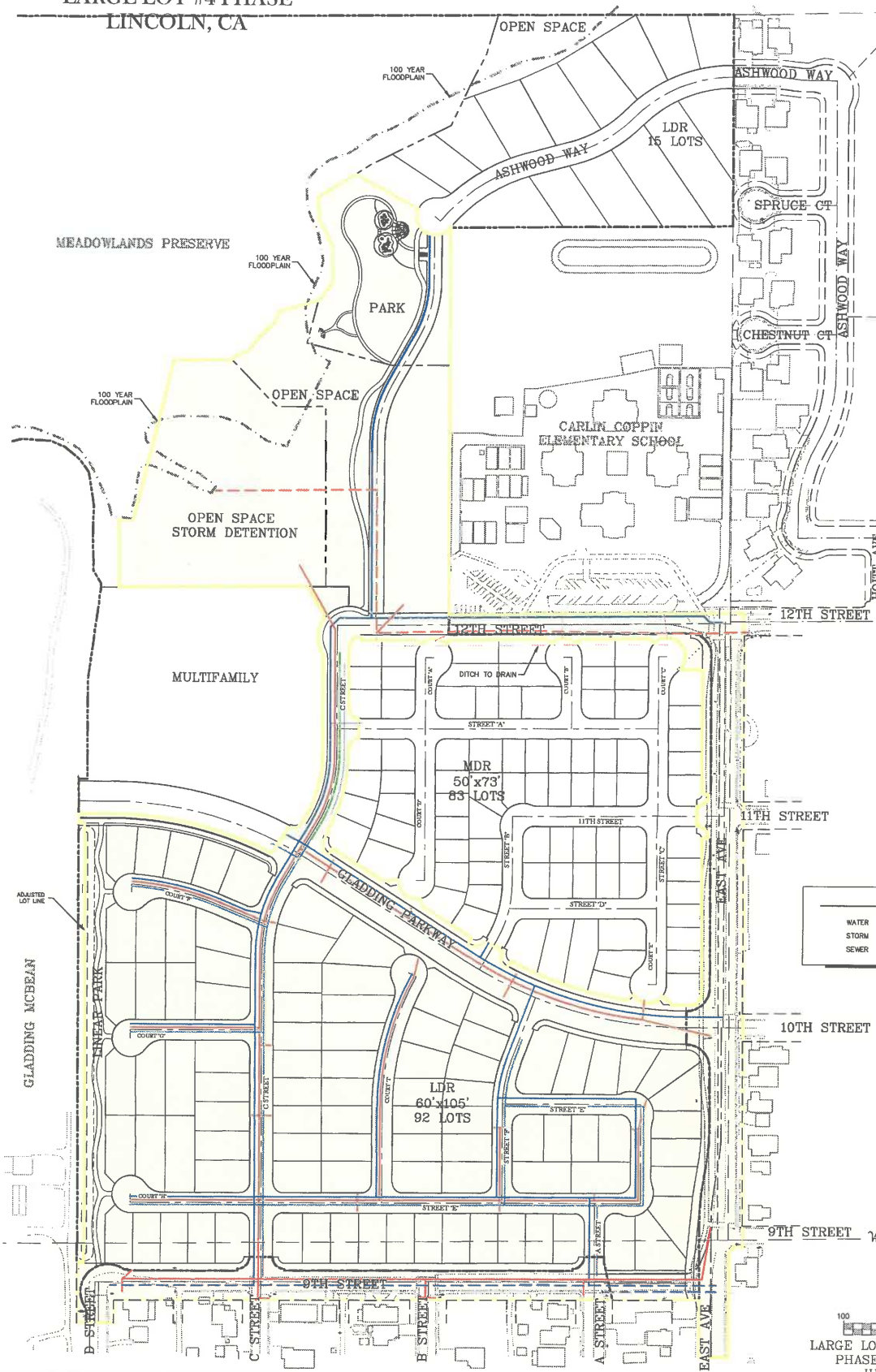
NIEMI DEVELOPMENT PARTNERS LLC

Real Estate and Capital Investments

TSD ENGINEERING, INC.
experience matters

31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY PHASING PLAN
MEADOWLANDS
 LARGE LOT #4 PHASE
 LINCOLN, CA



MEADOWLANDS PROJECT SUMMARY

ASSESSORS PARCEL NO
 008-020-038, 008-020-041, 008-020-045, 008-020-048

OWNER 1
 SACRAMENTO REGION COMMUNITY FOUNDATION
 955 UNIVERSITY AVE, 8A
 SACRAMENTO, CA 95825
 (916) 611-6000
 CONTACT: DALE WALDSCHMITT
 dale.waldschmitt@prcna.com

OWNER 2 (MARKHAM RAYNE)
 PARCO BUILDING PRODUCTS LLC
 10000 W WHITE ROCK RD, #100
 FOLSOM, CA 95630
 CONTACT: WILLIAM NIEMI
 willniemi@niemi.com

DEVELOPER/APPLICANT
 NIEMI DEVELOPMENT PARTNERS, LLC
 4120 DOUGLAS BLVD #306-334
 GRANITE BAY, CA 95946
 CONTACT: WILLIAM NIEMI
 willniemi@niemi.com

ENGINEER/PLANNER
 TSD ENGINEERING, INC.
 31 NATOMA ST #160
 FOLSOM, CA 95630
 ATTN: GARY FRICKERT
 gfrickert@tsdeng.com

LOT AREA
 TOTAL - 138.5 ac

SINGLE FAMILY LOT SIZES
 CUSTOM - 15 LOTS
 80' x 77' - 84 LOTS
 80' x 105' - 92 LOTS
 TOTAL - 180 LOTS

EXISTING ZONING
 LOW DENSITY RESIDENTIAL (PD-LDR-5)
 HIGH DENSITY RESIDENTIAL (PD-HDR-20)
 OPEN SPACE (OS)
 LIGHT INDUSTRIAL (LI)
 PARK & RECREATION
 PUBLIC (PUB)

PROPOSED ZONING
 LOW DENSITY RESIDENTIAL (LDR)
 MEDIUM DENSITY RESIDENTIAL (MDR)
 HIGH DENSITY RESIDENTIAL (HDR)
 OPEN SPACE (OS-C, OS-B)
 OPEN SPACE - STORM DETENTION (OS-SD)
 LINEAR PARK (LP)
 PARK (P)

UTILITY PROVIDERS

PARK DISTRICT
 CITY OF LINCOLN

SCHOOL DISTRICT
 WESTERN PLACER UNIFIED SCHOOL DISTRICT

WATER
 CITY OF LINCOLN

SANITARY SEWER
 CITY OF LINCOLN

STORM DRAIN
 CITY OF LINCOLN

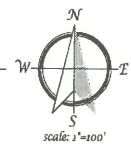
GAS
 PUEB
 MARTY GRAGG
 530-888-1254

ELECTRIC
 PUEB
 MARTY GRAGG
 530-888-1254

TELEPHONE
 A-1 NET
 GREG BILLIS
 530-888-3041

CABLE
 STARSTREAM COMMUNICATIONS
 KIRK ELLINGSON
 530-432-9479

FIRE
 CITY OF LINCOLN

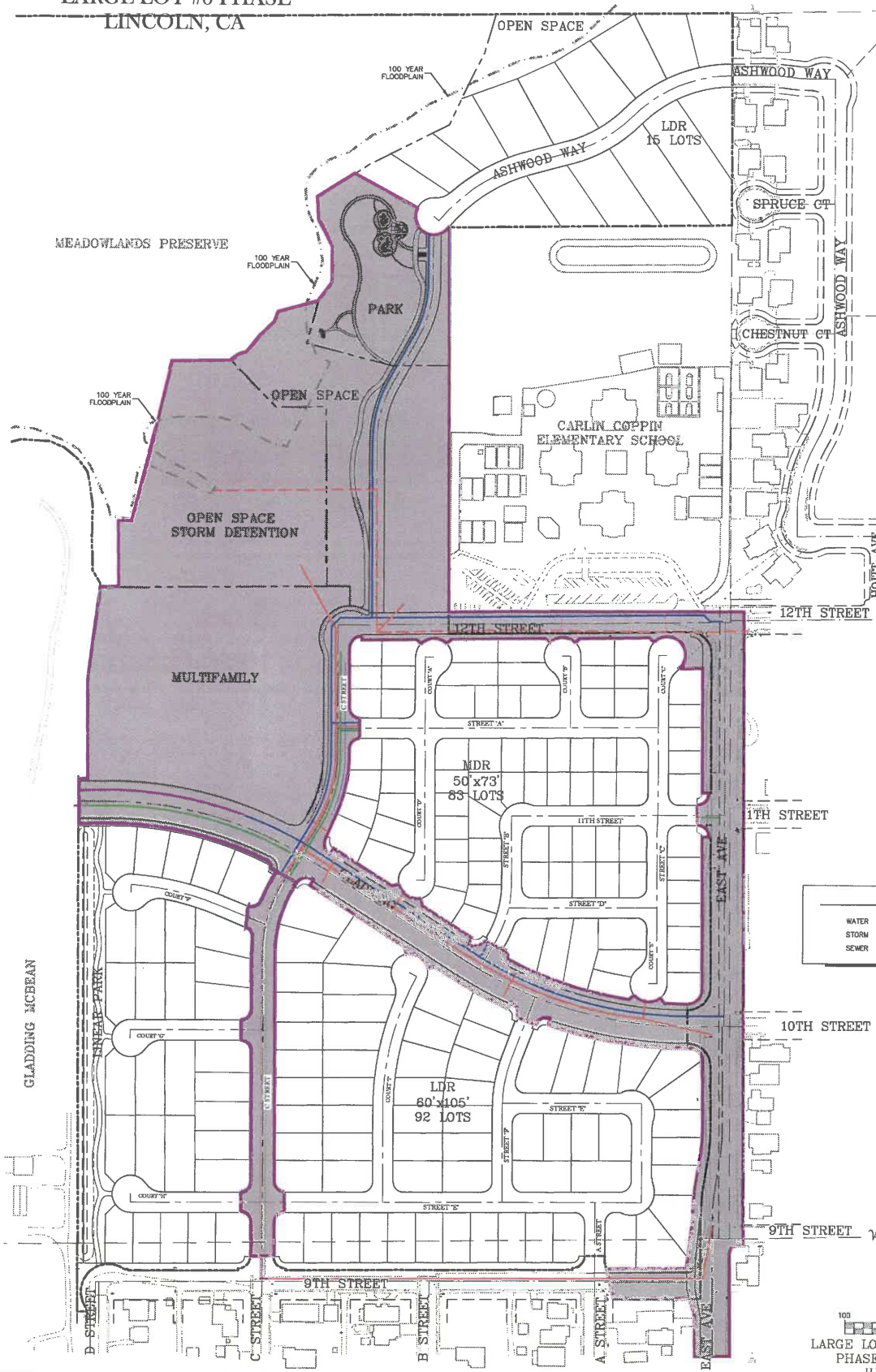


LARGE LOT #4 DEVELOPMENT
 PHASE REQUIREMENTS
 JULY 22, 2016

NIEMI
 NIEMI DEVELOPMENT PARTNERS LLC
Real Estate and Capital Investments

TSD ENGINEERING, INC.
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

PRELIMINARY PHASING PLAN
MEADOWLANDS
 LARGE LOT #6 PHASE
 LINCOLN, CA



MEADOWLANDS PROJECT SUMMARY

ASSESSORS PARCEL NO
 008-030-038, 008-030-041, 008-030-043, 008-030-048

OWNER 1
 SACRAMENTO REGION COMMUNITY FOUNDATION
 995 UNIVERSITY AVE. #A
 SACRAMENTO, CA 95825
 (916) 451-4500
 CONTACT: DALE WALDSCHMITT
 dale.waldschmitt@sacrcf.com

OWNER 2 (MARKHAM RAVINE)
 PARCO BUILDING PRODUCTS LLC
 1000 W HITE ROCK RD. #100
 RANCHO CONCORDIA, CA 95741

DEVELOPER/APPLICANT
 NIEMI DEVELOPMENT PARTNERS, LLC
 423 DOUGLAS BLVD #208-214
 GRANITE BAY, CA 95946
 CONTACT: WILLIAM NIEMI
 will@niemi.com

ENGINEER/PLANNER
 TSD ENGINEERING, INC.
 31 NATOMA ST #260
 FOLSOM, CA 95630
 ATTN: CASEY FELLOST
 cfellost@tsdeng.com

LOT AREA
 TOTAL - 128.5 ac

SINGLE FAMILY LOT SIZES
 CUSTOM 15 LOTS
 30 X 77 - 81 LOTS
 40 X 107 - 82 LOTS
 TOTAL - 98 LOTS

EXISTING ZONING
 LOW DENSITY RESIDENTIAL (PD-LDR-5)
 HIGH DENSITY RESIDENTIAL (PD-HDR-20)
 OPEN SPACE (OS)
 LIGHT INDUSTRIAL (LI)
 PARK & RECREATION (PUB)
 PUBLIC (PB)

PROPOSED ZONING
 LOW DENSITY RESIDENTIAL (LDR)
 MEDIUM DENSITY RESIDENTIAL (MDR)
 HIGH DENSITY RESIDENTIAL (HDR)
 OPEN SPACE (OS-C, OS-K)
 OPEN SPACE - STORM DETENTION (OS-SD)
 LINCOLN PARK (LP)
 PARK (P)

UTILITY PROVIDERS

PARK DISTRICT
 CITY OF LINCOLN

SCHOOL DISTRICT
 WESTERN PLACER UNIFIED SCHOOL DISTRICT

WATER
 CITY OF LINCOLN

SANITARY SEWER
 CITY OF LINCOLN

STORM DRAIN
 CITY OF LINCOLN

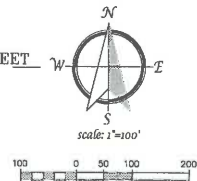
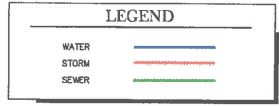
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ELECTRIC
 PG&E

TELEPHONE
 AT&T

CABLE
 SPECTRUM COMMUNICATIONS

FIRE
 CITY OF LINCOLN

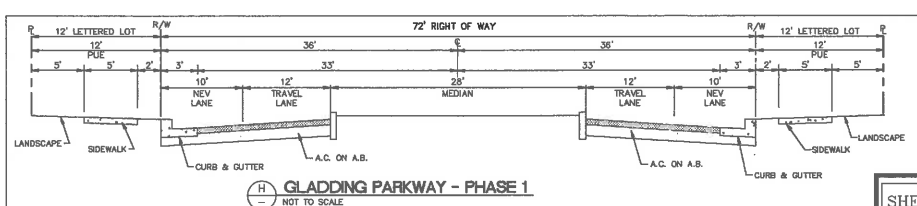
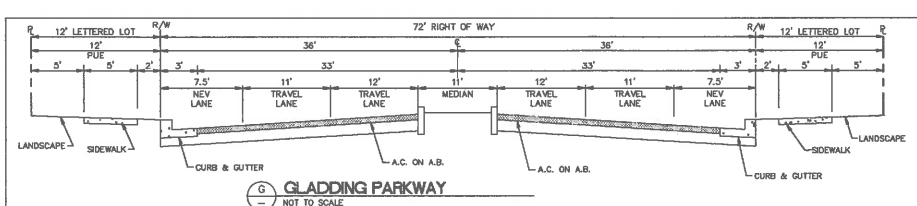
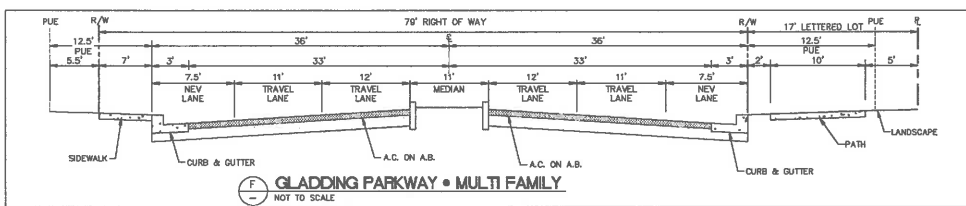
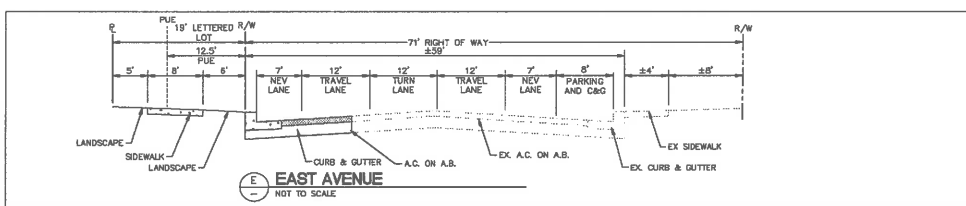
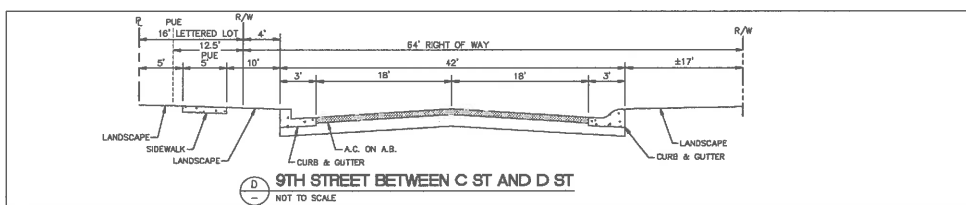
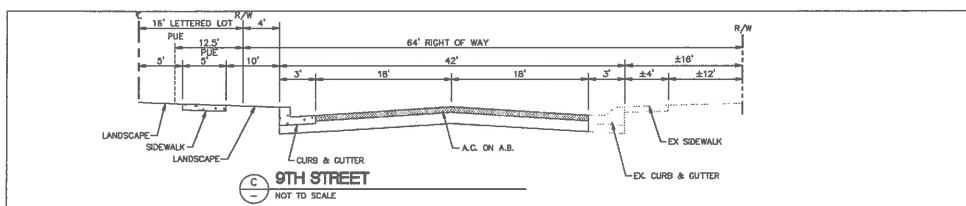
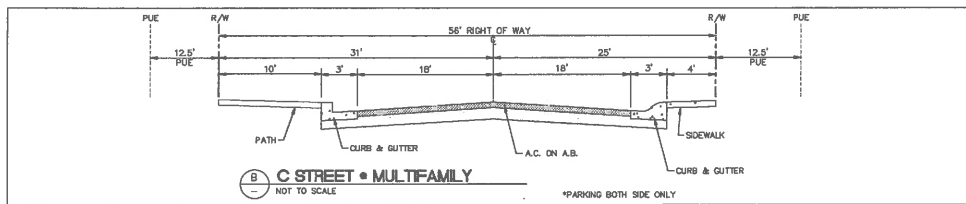
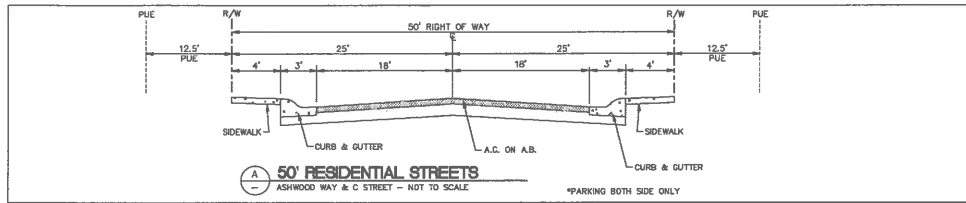


LARGE LOT #6 DEVELOPMENT
 PHASE REQUIREMENTS
 JULY 22, 2016

NIEMI
 NIEMI DEVELOPMENT PARTNERS LLC
Real Estate and Capital Investments

TSD ENGINEERING, INC.
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

PRELIMINARY SECTIONS
MEADOWLANDS
 CITY OF LINCOLN, CALIFORNIA



PRELIMINARY SECTIONS
 JULY 22, 2016

NIEMI
 NIEMI DEVELOPMENT PARTNERS LLC
Real Estate and Capital Investments

TSD ENGINEERING, INC.
expect more.

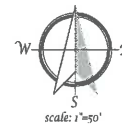
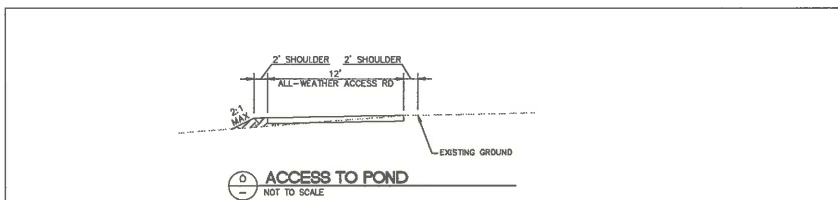
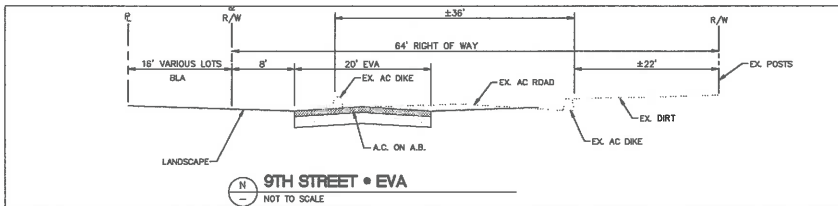
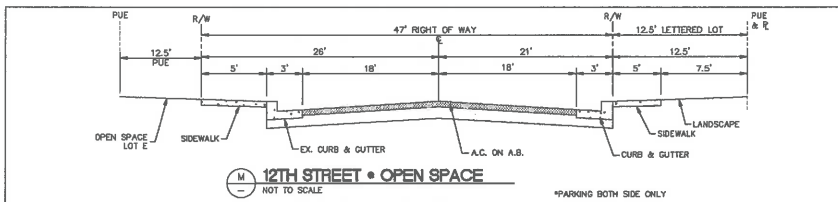
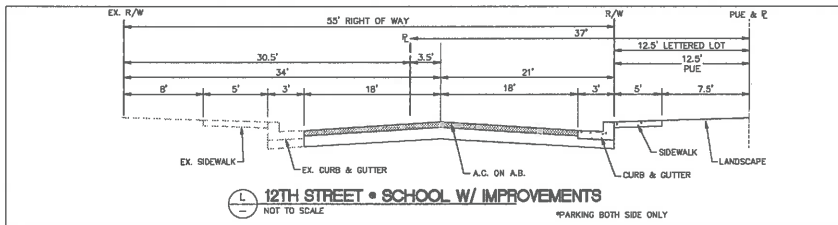
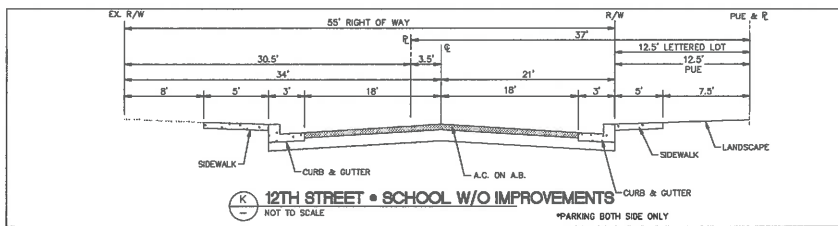
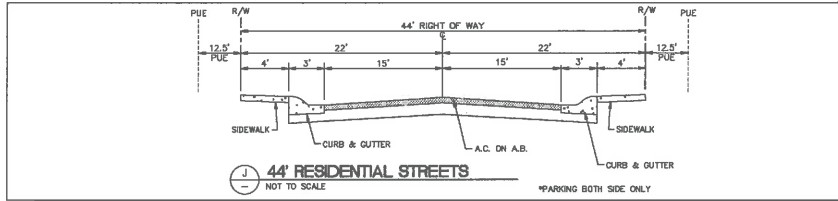
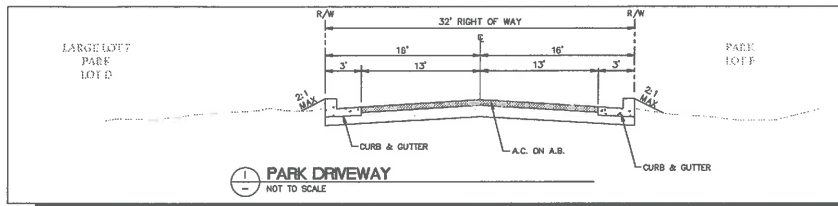
31 Natoma Street, Suite #160
 Folsom, CA 95630
 Phone: (916) 608-0707
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PRELIMINARY SECTIONS

MEADOWLANDS

CITY OF LINCOLN, CALIFORNIA



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PRELIMINARY SECTIONS
JULY 22, 2016

NIEMI
NIEMI DEVELOPMENT PARTNERS LLC
Real Estate and Capital Investments

TSD ENGINEERING, INC.
EXHIBIT PROPOSAL

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